AGENDA

Agenda item times are estimates only. Items may be considered at times other than those indicated.

Any person who requires assistance in order to attend a city meeting should call the ADA Coordinator at 240-314-8108.

Note: In-Person Speakers will be called upon to speak before those who have signed up to speak virtually for Community Forum and Public Hearings.

Virtual Speakers

Virtual Speakers should follow the instructions in the Agenda Center at www.rockvillemd.gov/AgendaCenter as written on page 1 of the Agenda Packet.

In-Person Attendance

Community members attending in-person who wish to speak during Community Forum or a Public Hearing should sign up using the form at the entrance to the Mayor and Council Chamber. In-person speakers will be called upon in the order they are signed to speak before virtual speakers.

Viewing Mayor and Council Meetings

The Mayor and Council are conducting hybrid meetings. The meetings can be viewed on Rockville 11, Comcast, and Verizon cable channel 11, and livestreamed at www.rockvillemd.gov/rockville11, and available a day after each meeting at www.rockvillemd.gov/videoondemand.

Participating in Community Forum & Public Hearings:

If you wish to submit comments in writing for Community Forum or Public Hearings:

• Please email the comments to mayorandcouncil@rockvillemd.gov no later than 10:00 am on the date of the meeting.
• All written comments will be acknowledged by the Mayor and Council at the meeting and added to the agenda for public viewing on the website.

If you wish to participate virtually in Community Forum or Public Hearings during the live Mayor and Council meeting:
1. Send your **Name, Phone number, the Community Forum, and Expected Method of Joining the Meeting (computer or phone)** to mayorandcouncil@rockvillemd.gov no later than **Noon on the day of the meeting**.

2. Send your **Name, Phone number, the Public Hearings Topic, and Expected Method of Joining the Meeting (computer or phone)** to mayorandcouncil@rockvillemd.gov no later than **10:00 am on the day of the meeting**.

3. On the day of the meeting, you will receive a confirmation email with further details, and two Webex invitations: 1) Optional Webex Orientation Question and Answer Session and 2) Mayor & Council Meeting Invitation.

4. Plan to join the meeting no later than 6:40 pm (approximately 20 minutes before the actual meeting start time).

5. Read for [https://www.rockvillemd.gov/DocumentCenter/View/38725/Public-Meetings-on-Webex](https://www.rockvillemd.gov/DocumentCenter/View/38725/Public-Meetings-on-Webex) meeting tips and instructions on joining a Webex meeting (either by computer or phone).

6. If joining by computer, **Conduct a WebEx test**: [https://www.webex.com/test-meeting.html](https://www.webex.com/test-meeting.html) prior to signing up to join the meeting to ensure your equipment will work as expected.

7. Participate (by phone or computer) in the optional Webex Orientation Question and Answer Session at 4 pm the day of the meeting, for an overview of the Webex tool, or to ask general process questions.

### Participating in Mayor and Council Drop-In

The next scheduled Drop-In session will be held by phone on Monday, September 19 from 5:30-6:30 pm with Mayor Newton and Councilmember Pierzchala. Please sign up by 10 am on the day of the meeting using the form at: [https://www.rockvillemd.gov/formcenter/city-clerk-11/sign-up-for-dropin-meetings-227](https://www.rockvillemd.gov/formcenter/city-clerk-11/sign-up-for-dropin-meetings-227)

---

**7:00 PM**  
1. **Convene**

2. **Pledge of Allegiance**

3. **Agenda Review**

**7:05 PM**  
4. **City Manager's Report**

**7:15 PM**  
5. **Recognition**

   A. **Recognition of Doug Lunenfeld, Chair of Landlord Tenant Affairs Commission, for 20 Years of Service (Mayor Newton)**
7:20 PM 6. **Proclamation**

A. **Proclamation Declaring September 15, 2022 - October 15, 2022, as National Hispanic Heritage Month (CM Ashton)**

B. **Proclamation Declaring September 2022, as National Preparedness Month (CM Myles)**

7:30 PM 7. **Presentation**

A. **REDI's Annual Report Presentation**

8:15 PM 8. **Community Forum**

Any member of the community may address the Mayor and Council for 3 minutes during Community Forum. Unless otherwise indicated, Community Forum is included on the agenda for every regular Mayor and Council meeting, generally between 7:00 and 7:30 p.m. Call the City Clerk/Director of Council Operation’s Office at 240-314-8280 to sign up to speak in advance, or email the City Clerk’s Office at cityclerk@rockvillemd.gov by no later than 10:00 a.m. on the day of the meeting.

8:35 PM 9. **Consent**

A. **Award of Sourcewell Rider Contract 091219-LEG, Rear Packer Refuse Truck, to GranTurk Equipment Co. of Baltimore MD, in the Amount of $552,924.80**

B. **Award of IFB #16-22 Thomas Farm Community Center Pervious Parking Lot Replacement Project**

C. **Approval of the Flood Mitigation Assistance Program Guidelines**

D. **Authorization for the City Manager to Sign a WSSC Water and Right of Way Easement to Provide Water and Sewer Service to King Farm Farmstead Park**

E. **Authorization for Maryland State Arts Council Grant Agreement for City-Managed Arts Programs**

F. **Award of Virginia Sheriff Rider Contract #22-03-0721, Vaccon Titan Truck, to Atlantic Machinery, Inc., in the Amount of $566,667.00**
G. Award of Virginia Sheriff’s Association Rider Contract #22-03-0721, Bonnell Olympian Pro Plus Truck, to Atlantic Machinery Inc. in the Amount of $213,459.00

H. Award of SourceWell Rider Contract #060920-NVS, ProPatch Asphalt Pothole Patch Machine, to K. Neal International Trucks, Inc. as the dealer through Navistar, Inc. in the Amount of $217,765.22

8:40 PM 10. Public Hearing on Community Needs: FY 2024 Community Development Block Grant Funding

8:45 PM 11. Public Hearing and Possible Introduction of an Ordinance to Grant Street Closing and Abandonment Application, SCA2022-00109 for a 0.0027 Acre Portion of an Unnamed Roadway Adjacent to Twinbrook Quarter LLC

9:00 PM 12. Public Hearing on a Project Plan Application (PJT2022-00014) to Amend the Twinbrook Commons Planned Development, to Allow 437 Multi-Family Units and 5,870 Square Feet of Retail/Restaurant, Located on a Portion of 1700 Chapman Avenue, and 1800 and 1818 Chapman Avenue: Washington Metropolitan Area Transit Authority (WMATA) and Hines, Applicants

9:20 PM 13. Introduction, and Possible Adoption, of a Bond Ordinance to Authorize the Competitive Sale of Tax-Exempt 2022A General Obligation Bonds in an Amount Not to Exceed $13,000,000 for the Purpose of Financing the Construction of Water, Sewer, and Stormwater Management Improvements as Reflected in the City’s FY 2023 Capital Improvements Program

9:35 PM 14. Resolution to Approve the Exercise of the Right of First Refusal by Montgomery County Pursuant to Chapter 53A of the Montgomery County Code to Execute a Purchase and Sale Agreement for the Scarborough Square Apartments and Townhomes Community and to Assign the Purchase and Sale Agreement to Rockville Housing Enterprises So that Rockville Housing Enterprises Will Purchase Scarborough Square Apartments and Townhomes Community to Preserve the Property as an Important Affordable Housing Resource in the City (See attached resolution at end of agenda packet)
9:55 PM  15. **Review and Comment - Future Agendas**

   A. **Future Agendas**

10:15 PM  16. **Old/New Business**

10:15 PM  17. **Adjournment**

Subject
Recognition of Doug Lunenfeld, Chair of LTA Commission, for 20 Years of Service

Recommendation
Award the recognition plaque.

Discussion
Staff recommends that the Mayor and Council extends a recognition award to Doug Lunenfeld for his service to the City the Rockville. Since 2002, Mr. Lunenfeld has served on the City of Rockville’s Landlord-Tenant Affairs (LTA) Commission. Mr. Lunenfeld has served as Commission’s Chair for the past 15 years.

The role of the LTA Commission is vital to the City. Behind the scenes, the LTA Commission serves an invaluable role in maintaining civil relations between the tenant community living in the community and the owners who provide good and habitable housing for them. The Commission’s service is an especially vital tool for landlords and tenants who may not have the means for legal counsel or who wish to resolve their matters outside of the courts, where the process can be lengthy.

Mr. Lunenfeld’s experience and background in law, real estate, and as a landlord, served Rockville landlords and tenants well as he and the commission he led adjudicated and rendered equitable and timely decisions to landlord-tenant matters.

Mr. Lunenfeld was an invaluable volunteer who always made himself available to City staff for questions as they arose involving disputes between a landlord and tenant that were unusual or required an immediate opinion. He was invariably patient, reasonable, and affable to all staff inquires, qualities he exhibited when presiding over Landlord-Tenant hearings. As the former Housing Code Enforcement Manager, Tom Howley, shared “I can unequivocally state that every participant in these hearings had their ‘day in Court’, and while not everyone may have been pleased with the decision of the Commission (which were all unanimous), I cannot recall anyone being displeased with the hearing process.”

The City wishes to recognize Mr. Lunenfeld for the thousands of volunteer hours he gave to the City of Rockville during his time on the LTA Commission. The City is a better place because of his longtime involvement and efforts. Mr. Lunenfeld leaves behind a well-prepared LTA Commission to step in and seamlessly continue in the same fashion.

Attachments
Attachment 5.A.a: Certificate of Appreciation to Douglas Lunenfeld - 20 Years of Service to the Landlord-Tenant Affairs Commission (PDF)

Rob DiSpirito, City Manager 8/31/2022
The Mayor and Council – City of Rockville

Thank You

A Testimonial of Sincere Appreciation
Presented to:

Douglas Lunenfeld

For

20 Years of Service to the
Landlord-Tennant Affairs Commission
2002-2022

In honor and with a deep appreciation of the distinguished and unselfish service given to the City of Rockville, Maryland, while serving with outstanding leadership as a Commissioner on the Rockville Landlord-Tennant Affairs Commission.

September 12, 2022
Subject
Proclamation Declaring September 15, 2022 - October 15, 2022, as National Hispanic Heritage Month

Recommendation

Discussion
The 2022 Hispanic Heritage Month Theme has been selected. This year's theme is: "Unidos: Inclusivity for a Stronger Nation."

Hispanic Heritage Month originally started with one week of commemoration when it was first introduced by Congressman George E. Brown in June 1968. With the civil rights movement, the need to recognize the contributions of the Latin community gained traction in the 1960s. Awareness of the multicultural groups living in the United States was also gradually growing. Two heavily Latinx and Hispanic populated areas, the San Gabriel Valley, and East Los Angeles, were represented by Brown. His aim was to recognize the integral roles of these communities in American history. Observation of Hispanic Heritage Week started in 1968 under President Lyndon B. Johnson and was later extended to a 30-day celebration by President Ronald Reagan, starting on September 15 and ending on October 15. It was enacted into law via approval of Public Law 100-402 on August 17, 1988.

September 15 is set as the starting date for the month as it is important for many reasons. It is the independence anniversary for Latin American countries El Salvador, Guatemala, Costa Rica, Nicaragua, and Honduras. From here onwards, the independence days of Mexico and Chile fall on September 16 and September 18, respectively. The month marks the anniversary of the independence of five Latin American countries, including Costa Rica, El Salvador, Guatemala, Honduras, and Nicaragua; all of whom declared independence from the former colonial power, Spain, on September 15, 1821. Mexico, Chile, and Belize\(^1\) celebrate Independence Day on September 16th, 18, and 21st.

\(^1\) Belize was emancipated from Spanish rule in 1836. Great Britain declared Belize as a British Crown Colony in 1862.
Hispanic Americans have been integral to the prosperity of the U.S. Their contributions to the nation are immeasurable, and they embody the best of American values. The Hispanic American community has left an indelible mark on the U.S. culture and economy.

During the month of September, communities gather to share their diverse and rich cultural history and heritage. The City of Rockville, Maryland, through its annual programs like Hometown Holidays, Dr. Martin Luther King, Jr. celebration, and International Night, encourages participation to highlight this valuable segment of the population.

A Proclamation Declaring Hispanic Heritage Month is attached.

Source: https://nationaltoday.com/hispanic-heritage-month/

---

**Mayor and Council History**

The Mayor and Council issue this proclamation annually.

**Attachments**

Attachment 6.A.a: Proclamation Declaring September 15, 2022 - October 15, 2022 as Hispanic Heritage Month (PDF)
WHEREAS, the observation of Hispanic Heritage week started in 1968 and was expanded into a month-long observation in 1988; and

WHEREAS, 14 percent of Rockville’s population is of Hispanic and Latinx origin; those who identify as Hispanics or Latinx can be of any race or religion and represent many cultures and countries; and

WHEREAS, we pay tribute to the generations of Hispanic and Latinx Americans who have positively influenced and enriched our nation, including those who have shared their talent as performers, made scientific breakthroughs, been successful entrepreneurs, politicians, and brave participants in our armed forces; and

WHEREAS, the City celebrates and enjoys the participation of the Hispanic and Latinx community as a valued segment of our community at annual events such as Hometown Holidays, International Night, and the Martin Luther King Jr. celebration.

NOW, THEREFORE, The Mayor and Council of the City of Rockville, Maryland, do hereby proclaim September 15, 2022, to October 15, 2022, as National Hispanic Heritage Month in Rockville and call upon all the residents of this great City to join in the celebration of our Hispanic and Latinx neighbors and friends.

September 12, 2022
Subject
Proclamation Declaring September 2022, as National Preparedness Month

Recommendation
Staff recommends that the Mayor and Council read, approve, and present the proclamation to Dr. Mark Landahl, Emergency Manager.

Discussion
National Preparedness Month (NPM) recognized each September. It provides an opportunity to remind us that we all must prepare ourselves and our families now and throughout the year. The theme for the 2022 NPM is: “A Lasting Legacy: The life you’ve built is worth protecting.”

2022 has been yet another been a year of disasters with the continuation of the COVID-19 pandemic, floods in many parts of the Country (including our own in September of 2021), series of active shooter events, cyber events, and wildfires that affected many communities in the west. These events provide a strong reminder of the varied nature of the hazards that can impact us, sometimes simultaneously.

The 2022 National Preparedness Campaign reminds us of key personal and family preparedness activities including:

1. Make A Plan
   - Talk to your friends and family as your family may not be together if a disaster strikes, so it is important to know which types of disasters could affect your area. Know how you’ll contact one another and reconnect if separated. Establish a family meeting place that’s familiar and easy to find. Tailor your plans and supplies to your specific daily living needs, specific family needs, and responsibilities. Discuss your needs and responsibilities and how people your network can assist each other with communication, care of children, business, pets, or specific needs like operating medical equipment.

2. Build a Kit
   - Gather supplies that will last for several days after a disaster for everyone living in your home. Don’t forget to consider the unique needs each person or pet may have in case
you have to evacuate quickly. Update your kits and supplies based on recommendations by the Centers for Disease Control.

3. Protect Your Family and Your Property from Disasters
   • Limit the impacts that disasters have on you and your family. Know the risk of disasters in your area and check your insurance coverage. Learn how to make your home stronger in the face of storms and other common hazards and act fast if you receive a local warning or alert.

4. Teach Youth About Preparedness
   • Talk to your kids about preparing for emergencies and what to do in case you are separated. Reassure them by providing information about how they can get involved.

Take time to learn or enhance your lifesaving skills such as taking classes in CPR and first aid. Check your insurance policies and coverage for the hazards you may face, such as floods, earthquakes, and tornadoes. Make sure to consider the costs associated with disasters and save for an emergency. Also, know how to take practical safety steps like shutting off water and gas in your home and workplace.

The many disasters that our nation has endured over the last several years including the most recent pandemic, devastating hurricanes, wildfires, other weather emergencies, and active shooting events remind us of the importance of preparing. Often, the survivors will be the first ones in communities to take action after a disaster strikes and before first responders arrive, so it is important to prepare in advance to help yourself and your community. Remember that you are the help until the help arrives. Preparedness is “a lasting legacy for you and your family.”

- Be Informed, Plan Ahead, and Take Action are the core activities of preparedness; Sign up for City of Rockville’s Alert Rockville System
- Use the ready.org website to build a family plan and practice it
- Build a disaster supply kit
- Attend training to enhance your knowledge and skills

Preparing your family for an emergency can start as simple as a conversation over dinner; don’t wait.

**Mayor and Council History**
This is an annual recognition by the Mayor and Council

**Attachments**
Attachment 6.B.a: Proclamation Declaring September 2022 as National Preparedness Month (PDF)
WHEREAS, the City of Rockville is dedicated to promoting preparedness for its residents; and

WHEREAS, emergencies come in many forms including fire, heat wave, drought, flood, hurricane, winter storm, and more; and

WHEREAS, a plan before an emergency arises will speed the recovery process. Some ways to plan ahead include preparing an emergency kit, practicing for an evacuation or sheltering in place, developing a communication plan, and signing up for emergency messages through “Alert Rockville;” and

WHEREAS, we commend first responders who courageously put themselves in harm’s way to ensure our safety and recognize that the community can assist by taking steps to prepare for a disaster before one occurs.

NOW, THEREFORE, the Mayor and Council of the City of Rockville, Maryland, do hereby proclaim September 2022, as National Preparedness Month and urge the Rockville community to prepare for emergencies and spread the word regarding the importance of having a plan.

September 12, 2022
**Subject**
REDI's Annual Report Presentation

**Recommendation**
Staff recommends that the Mayor and Council receive an update from Rockville Economic Development, Inc. (REDI) on 1) FY22 activities and accomplishments and 2) the FY23 Strategic Initiatives and Work Plan, and hold a discussion with REDI staff and board representatives.

**Discussion**
Rockville Economic Development, Inc. (REDI) was formed in 1997 as a 501 (c) (3) by the City of Rockville to proactively support existing industry and attract new business to the city. REDI also serves as an advisor and consultant to the Mayor and Council and to City staff on economic development matters.

REDI receives funds from the City of Rockville based on an agreement that requires both parties to fulfill certain obligations. One of those requirements is that REDI submit a written report summarizing the operations and activities of REDI during the previous fiscal year, submitted by the end of August of each year.

REDI staff delivered the attached report (Attachment A) with a transmittal to the City Manager, which is entitled “Rockville Economic Development, Inc. (REDI) Fiscal Year 2022 Final Report,” as required in the agreement.

Exhibit E of REDI’s report is the FY22 Strategic Initiatives and Work Plan, which is also required to be delivered by the end of August in the City-REDI agreement.

At the September 12, 2022 meeting, REDI will deliver a presentation to the Mayor and Council and be available for questions and discussion.

**Mayor and Council History**
The current agreement between REDI and the Mayor and Council was initiated on January 1, 2021 with a termination date of June 30, 2024 (Attachment B).
The Mayor and Council have received reports from REDI for many years, including the annual written report as required under this agreement and preceding agreements.

Next Steps
REDI will continue to share information about activities and be available for discussion with any member of the Mayor and Council. REDI will also prepare a budget request for the upcoming FY 2024 budget process.

Attachments
Attachment 7.A.a: REDI FY 2022 Annual Report (PDF)

Rob DiSpirito, City Manager 9/7/2022
Fiscal Year 2022 Final Report

BACKGROUND

Rockville Economic Development, Inc. (REDI) was incorporated in 1997 as a non-profit organization that provides economic development services to the City of Rockville. Now in its 25th year, REDI has a mission to identify and develop economic opportunities to help Rockville prosper. The organization is managed by professional staff and a board of directors comprised of representatives from Rockville’s business community. Funding for REDI is largely from the City, but one of its signature programs, The Maryland Women’s Business Center, is funded by Federal grants through the Small Business Administration (SBA) as well as contributions from other local county and city governments and foundations. More information can be found at www.rockvilleredi.org and www.marylandwbc.org.

EXECUTIVE SUMMARY

Over the past few years, REDI’s focus has been on helping local businesses adapt to the changing needs throughout the pandemic. Now as we are coming out of the pandemic, there is a need to respond to the shift in how businesses use office space as well as attract and retain employees. REDI continues to help steer the Rockville businesses forward to a stronger, more inclusive, competitive, and vital economy through leveraging strong partnerships with the State Department of Commerce, Montgomery County Economic Development Corporation (MCEDC), the Greater Rockville Chamber of Commerce, Visit Montgomery, Worksource Montgomery, the Maryland Tech Council and other area organizations that support our business community.

In Fiscal Year (FY) 2022, the REDI Board of Directors was led by Susan Prince, Chair of the Board, along with an officer slate that included Nancy Regelin (Vice-Chair), Jennifer Hester (Vice-Chair), and Todd Pearson (Secretary/Treasurer). The officers work with the Chief Executive Officer Cindy Rivarde to not only navigate the environment caused by the pandemic but to help strategize ideas on how to refocus REDI’s strategic goals. New board members added this fiscal year included Michael Scott, Chief of Staff for Humanity Health, and Ben Anstrom, Mechanical Engineer at the Naval Surface Warfare Center. An updated list of the Board members is attached as Exhibit A.
Last year, the Board identified a key priority for REDI and the City of needing to have more communications regarding the advantages of Rockville as a business location, and Mayor and Council agreed, allocating additional funds for a new position. Amanda Bosland was hired as the Communications Manager to be the point of contact for REDI’s external communication and expand REDI’s digital footprint as well as create additional marketing collateral to support business attraction. Amanda managed the partnership with Visit Montgomery to successfully create and launch www.explorerockville.org, which provides a platform not only for the message of what there is to see and do in Rockville, but also to give an avenue for local retailers and restauranteurs who were especially hard hit in the last few years to be included in a business directory. A new calendar of events is also an important tool for the City to announce and support a variety of events happening in Rockville including cultural, arts, entertainment, festivals, and other activities that will attract local participants and visitors. In addition to this effort, REDI created and launched a pilot commercial district branding for Rock East. By branding commercial districts, REDI will be able to better promote the businesses in those locations to drive customers through Explore Rockville. In FY2023, REDI intends to focus on highlighting businesses in Town Center, the Life Science area, and the international appeal of the Rockville restaurant scene.

Other key achievements in the REDI five strategic planning areas for FY 2022 include:

**Business Retention/Attraction**
- Conducted a business survey of over 7,000 businesses within the Greater Rockville area to understand their business needs utilizing the services of Technometrica as a consultant. REDI held stakeholder meetings with business owners, and the brokerage and development community to understand how the City of Rockville is perceived compared to other cities in the region.
- Assisted with permit services for the attraction of Tetracore, which brought in a 93,000 SF lease at 77 Upper Rock and 150 jobs to the City.
- BF Saul’s new mixed-use development project Twinbrook Quarter broke ground this year and the 18-acre site will feature Wegmans, the anchor tenant for the project, 270,000 SF of trophy office space in the first phase, & 4-star mid-rise multifamily housing.
- Revamped the Incentive Review Committee to refine the Small Business Impact Fund requirements to make the grant more accessible to the small business community as well as implemented a marketing plan to expand the reach of the program.
- Created and strengthened relationships within the development and brokerage community to market new development projects and space availability to attract new companies into the City such as Tetracore, and Arcellx.
- Entered into an agreement with the Federal Lab Consortium to promote tech transfer opportunities.

**City Projects**
- Partnered with City Staff on putting together a presentation for the discussion with Mayor & Council on how to support and encourage improving and revitalizing neighborhood shopping centers in Rockville. REDI provided data on the state of...
the retail market and described the landscape of shopping centers throughout the City.

- Partnered with City Staff to hire a consultant to present an Economic Impact Assessment to the Mayor & Council for changing the land use designation on Research Boulevard.
- Assisted City staff on presenting to the Mayor & Council annexation strategies, focusing on three distinct areas. Also created a Value-Add document highlighting the benefits for annexing into the City.
- Worked alongside the City on the Annexation of the King Buick Site, which will bring about 365 units of multifamily housing to the King Farm area.
- Participated in the hiring of a consultant and preparation of a market analysis to discuss the possible options for the King Farm site.
- Participated in the discussion of the project Reimagining RedGate which has resulted in support for such uses as an arboretum, trails, and an amphitheater.
- Participated on the City’s Rebranding committee by working with City staff on creating Request for Proposal (RFP) for the website redesign and selection of a firm.
- Continued to work with City Staff on the Rockville Metro Station redevelopment and provided feedback on the design options presented by WMATA.
- Worked with the City’s communication department on the launch of Explore Rockville and Rock East District.

**Workforce Alignment**

- Participated on the panel of the “Discussion of Regional Talent/Educational Pipelines and Needs” forum with Connected DMV.
- REDI promoted Workforce Montgomery’s Montgomery County Plan 2020-2024 and hosted Executive Director Anthony Featherstone to present to the Board at the February meeting.
- Continued Talent Alignment Conversations with Montgomery College, Universities of Shady Grove (USG), Worksource Montgomery, the Maryland Department of Commerce, Connected DMV, and the Montgomery County Public School System.
- Encouraged the expansion of MCEDC’s 2019 Talent Gap Study to update data and expand on the talent needs of businesses in the County.
- Promoted the creation of the Rock East District to attract talent to the City.

**Marketing**

- Successfully launched the City’s first commercial district, Rock East District, which was a pilot project to promote local tourism and support small businesses rebounding from the pandemic. REDI, along with the City of Rockville, the Greater Rockville Chamber and Visit Montgomery, partnered with the local businesses to throw a series of events during the first week of September. This placemaking project highlighted the unique businesses, services and recreation assets through
branding and was part of a broader strategy to attract and retain businesses and talent in Rockville.

- Partnered with Visit Montgomery to create and launch the City’s first-ever tourism website, Explore Rockville. The website is used as a tool to highlight things to do and see in the city and includes a business directory where Rockville retailers, restauranteurs, and service providers can list their business.
- Hired full-time Communications Manager with tourism, economic development, and marketing communications experience, who also serves as staff to the REDI Marketing Committee.
- Increased REDI’s digital marketing communications audience and reach.
- Developed and strengthened partnerships with local and regional organizations.

**Small Business Assistance/Maryland Women’s Business Center (MWBC)**

- Added seven new Advisory Council members who participated in three, strategic planning sessions to provide fresh insights that help guide MWBC’s direction and growth.
- MWBC Business Consultants completed certifications in the GrowthWheel Framework to better assist small businesses with actionable plans for sustainable growth.
- With MWBC assistance, Maryland entrepreneurs raised $2.6 million of capital infusion in FY 2022, $852,000 in equity capital, and $1.7 million in business grants and loans.
- Organized and facilitated more than 70 workshops for entrepreneurs, drawing more than 2,500 attendees who received vital information to support their business needs.
- Hosted a successful WEgrow Maryland program, yielding 10 female entrepreneur graduates who are more prepared to improve their long-term financial stability.
- Supported MWBC becoming a leader in childcare industry support and bilingual training that supported 329 Montgomery County home-based childcare programs through one-on-one counseling sessions and the development of a workshop series designed to strengthen financial practices and take advantage of government relief programs. Staff presented “Understanding your Business Finances” and “Market your Business on a Budget” in English and Spanish at the Maryland State Family Child Care Association Conference.
- Renewed the license agreement with Federal Realty to continue MWBC’s successful Retail Incubator located in Rockville Town Square. Approved five new women-owned retail businesses into the competitive program.
- Expanded the Retail Incubator to Union Station with a partnership with the DC WBC.
- Helped 11 of 15 Shop Local vendors receive funds from the Maryland RELIEF Act Online Sales and Telework Grant Assistance administered through MCEDC.
- Twenty-two women veteran entrepreneurs, including six from Maryland, completed the new, 14-week VetBizLadyStart program in partnership with the DC WBC, the ODU WBC, and the US Department of Veteran Affairs.
- Presented a three-part workshop series on leadership development in the food and beverage industry sponsored by a Kent Island Chik-Fil-A franchisee, which drew over 70 attendees.
- Approximately 75 people attended one of three in-person events held in partnership with Verizon to learn more about Verizon’s Small Business Digital Ready platform.
- Served nearly 500 minority businesses, of which 118 were in the City of Rockville.
- Implemented Coffee & Connections sessions for Prince George’s County entrepreneurs.
- Grew our relationship with the County Executive’s office by providing a tour and photo opportunity with the retail incubator and participating in the County’s town hall presentation to showcase County resources for small businesses.
- Staff acted as mentors through the Maryland Tech Council program to support technology and life science entrepreneurs, achieving this strategic goal.
- Re-vamped MWBC’s monthly newsletter and blog, which resulted in high engagement—average email open rates of 35% and an average 251% more time spent on MWBC’s website versus the average MWBC site visit.

**REDI YEAR IN REVIEW**

**Market Overview**

The region is starting to ease its way out of the effects of the pandemic. Economic recovery has been complicated and challenging because of the lingering effects of the pandemic and cycle of responses to new strains of COVID-19. Supply chains are still constrained, the economy is staring at the possibility of a recession, and inflation continues to rise. Other challenges to the region include new trends that were created or accelerated at the onset of the pandemic: telework or hybrid work environment, increased demand for open space, labor shortages, retail/restaurant industry transformation, and the affordable housing crisis. These ongoing trends have affected traditional commercial real estate fundamentals and require a new perspective. The vacancy amongst office assets is still elevated as office users are rethinking their space needs. Economic development has been at the forefront of conversations, partnering with the development community to create amenities that attract businesses and encourage employees to come back to the office. Internationally, it is acknowledged that Economic Development needs to work with Destination Marketing to communicate the advantages to businesses of the attractions of a location in order to entice talent to return to work or attract new employees.

With soaring healthcare costs and an aging global population, the country has accelerated life sciences discovery and innovation, and Rockville has benefitted by its strong life science sector and proximity to the National Institutes of Health. With companies fueling billions into the biotech sector, it is no surprise the City saw an uptick
in sale and leasing activity. Over the past few years, the life sciences and healthcare sectors have been a leading source of U.S. employment growth. As of 2019, Professional, Scientific, and Technical Services jobs represented the bulk of employment at 21.9%, which is a 3% increase from 2018. Healthcare & Social Assistance jobs account for the second largest employment base in the City with 12.1%, less than a 1% increase from 2018. According to Data USA, compared to other cities, Rockville has an unusually high number of residents working in Life, Physical, & Social Science Occupations: 7.36 times higher compared to surrounding cities. This high concentration of skilled workers positions Rockville well to attract and retain the companies. According to CBRE’s 2022 Life Science Research Talent report, the Washington DC Metro ranked #2 for its leading talent pool in the country of which a significant concentration of that talent is located in the City of Rockville.

Rapid technological advances have helped bolster the life science industry to new levels, and the City has been on the receiving end of that growth as Rockville has been recognized one of the main locations for Immunology companies within Montgomery County. Softening market fundamentals for 2nd generation office space have prompted existing owners to offload assets and sell to owners looking to convert those spaces into wet lab space. To help offset the vacancy rates, the City has continuously funded the MOVE and Expansion program administered by REDI. This program was put in place to encourage businesses to relocate and expand within the City limits and help suppress the elevated vacancy rates the City experienced prior to the pandemic.

New owners are driven by the increased demand from domestic and international biotech and life science companies that have expressed interest in relocating to the City. Their desire for newer, well-amenitized, affordable space has fueled the development pipeline. Out of all the deals executed between 2020-2022, 85% of the new owners have plans to convert office to wet lab space. For example, one of the most significant conversion projects in the area is Boston Property’s 30-acre site called the Shady Grove Innovations District. At completion, this project will offer users new products in a well-amenitized cluster of biotech tenants. A recent conversion announcement was the sale of 1 Preserve Parkway. Longfellow Real Estate Partners acquired the office building from FCP for $42 million and planned to substantially upgrade the building’s HVAC systems to attract lab space tenants. This trend has also sparked interest from existing owners to reposition their assets to accommodate wet lab space. In FY 2022, upon the announcement of the Arcellx deal, the owners of King Farm office park agreed to convert 800 King Farm into wet lab space. This will be the first of the buildings to undergo a major renovation and signaling to companies that the City of Rockville is expanding its pipeline for R&D and wet lab space.

Since the start of 2022, $72 million in office property has traded hands. Sales activity saw softening in 2021, but totals were still impressive. At the same time, a large share of the real estate demands for biotech flex, lab and industrial space, the industry’s influence on economic growth is expected to create opportunities for the office market. One of the largest mix-use projects in the County is Twinbrook Quarter, an 18-acre mixed-use development site that off Rockville Pike. Anchored by Wegmans, this is one of the most anticipated projects in the County.
Business Retention/Expansion/Attraction

In April of 2021, REDI hired Richelle Wilson as its Deputy Director to focus on business retention, expansion, and attraction. A significant part of the business retention, expansion, and attraction plan is telling Rockville’s story, promoting resources, and working with partners on maximizing efforts to attract or keep businesses within the City. REDI focused on maintaining its role as the main point of contact for companies while providing various resources that assisted with retention, expansion, and attraction efforts. REDI connected with over 80 Rockville companies throughout the year, totaling more than 115 touch points.

REDI & Partner Efforts Attract Big Companies

REDI worked to provide assistance to businesses in securing their relocation or expansion into the City. As a result, we were able to support businesses of all sizes and industries, but the exponential growth of life science and biotech companies is further establishing Rockville’s reputation as an industry innovation hub.

➔ Attraction: Arcellx

Arcellx is a clinical-stage cell therapy company in Gaithersburg primarily targeting blood cancers. The company got its start at the Germantown Innovation Center incubator and graduated to its current 23,000 square feet of space in 2019. The company signed a 60,000-square-foot lease at 800 King Farm and is expected to move in 2023. Currently, the company has 100 employees, with plans to hire an additional 100 employees within the next three years. This attraction project was a joint effort between the City of Rockville/REDI and Montgomery County/MCEDC.

➔ Attraction: Tetracore

Tetracore is a biotechnology research and development organization that creates innovative kits, assays, reagents, and instruments for the detection of infectious diseases, biological warfare (BW) threat agents, and biological markers. The company was located in Gaithersburg expanded its footprint with a 93,000-square-foot lease at 77 Upper Rock Circle. The company has 150 employees with plans to hire up to 20 additional staff. This attraction project was a joint effort between the City of Rockville/REDI and Montgomery County/MCEDC.

➔ Attraction: BF Saul’s 18-Acre Mixed-Use Development Project – Twinbrook Quarter

In FY 22, BF Saul broke ground on one of the most anticipated mixed-use projects in Montgomery County. In the first phase, Wegmans will occupy about 92,000 square feet, planned to be built on the corner of Rockville Pike and Halpine Road. Along with the store, B.F Saul will construct up to 460 units in a 4-star apartment complex and a
parking garage. Developers estimated that the initial stage of development will be completed by 2024. In total, the project could amass more than 2.8 million square feet of new development.

➔ Retention: Mas Panadas

Mas Panadas is a food manufacturing company that started in the Union Kitchen incubator. Within the FY 22, they secured a $2 million private label contract and were able to launch two Whole Foods in the DC region and sales reached $3 mill in 2021. With the success of their product, they expanded into an additional 10,000 square feet in the South Lawn area of the City. This expansion of space will help to accommodate the capacity for additional partnerships and accommodate additional staff.

➔ Acquisition: 20, 30 and 50 West Gude Drive

Thor Equities has acquired West Gude Labs, a trio of office/flex properties in Rockville, Md., for $45 million, with plans to convert them to life sciences space.

Reevaluated How to Strengthen Existing Partnerships & Created New Ones

Working with partners such as the City of Rockville, Montgomery County, the State of Maryland, and the development and the brokerage community is critical to our success. This year, REDI entered into a Memorandum of Understanding (MOU) with the Federal Lab Consortium (FLC). The FLC is the formally chartered, nationwide network of over 300 federal laboratories, agencies, and research centers, which fosters commercialization, best practice strategies, and opportunities for accelerating federal technologies out of the labs and into the marketplace.

REDI also worked on expanding its relationship with the brokerage and development community to tell Rockville's story to a wider audience. One of REDI's newer partnerships has been with a development firm, Boston Properties (BXP). After BXP purchased several parcels near Shady Grove, REDI partnered with the leasing and marketing team to provide data on the City and help craft the story for businesses looking to expand, not the City. REDI has also reached out to the other new owners in the City like Thor Equities to offer assistance to attract businesses. REDI has created additional marketing pieces tailored for the user to highlight incentives from all jurisdictions and to promote the City as an ideal location for biotech and life science companies.

Focused on understanding the needs of the business community through the business survey and stakeholder meetings

With the onset of the pandemic, many businesses experienced setbacks that interrupted day-to-day business activity. Businesses experienced everything from supply chain interruptions and declining demand for their products and services. REDI along with the City wanted to understand how businesses fared during and post the pandemic and how the City of Rockville was perceived by the development and brokerage communities. After an RFP process, REDI hired Technometrica as its consultant and held a series of
stakeholder meetings and distributed an electronic survey amongst the business community. Here are some of the highlights:

- Key reasons that Rockville is a desirable location vary depending on the type of business. Nearly half (43%) chose Rockville because the owner or key staff lived there.
- The majority of businesses that responded to the survey are primarily small businesses.
- Micro and small companies use market and demographic data that REDI gathers and would like more access to it.
- Nearly half of the businesses that responded are woman-owned.
- The most frequent request from REDI is for more networking and mentoring opportunities (17%), followed by help with funding/grants/incentives (11%), mentoring/training (9%) and promoting local business (7%).
- Business development and growth and funding/startup costs are the major concerns for Rockville businesses, particularly micro and small businesses.
- Affordable real estate for small and micro-businesses as well as established health/education/nonprofits and retail is needed.

A copy of the survey report by Technometrica is attached as Exhibit B.

Business Incentives Continue to be a Vital Tool for Business Development and Small Business Support

In the FY 2022 budget, the City continued to support REDI’s incentive program by allocating $75,000 for the Make Office Vacancy Extinct (MOVE)/Expansion Fund and $450,000 for the Small Business Impact Fund (SBIF). REDI was able to retain a sponsorship from MCEDC, which contributed an additional $75,000 to the Small Business Impact Fund. These programs serve as impactful tools for REDI’s retention, expansion and attraction efforts.

To date, the City has allocated $1.7 million to SBIF which was created during FY 2019. The Fund is designed to promote economic development in metro-area performance districts and is targeted at new and existing businesses that boost economic impact and strengthen business development. The success of the fund has offered substantial benefits including:

- Expanding the City of Rockville’s tax base
- Retaining and creating new jobs, with an emphasis on traditionally under-employed populations.
- Retaining and expanding key business uses and services.
- Encouraging positive social impact.
- Supporting business-to-community engagement.

In a report done by Vault Consulting that was commissioned this year by REDI in order to measure the return on investment on financially supporting grantees like Dawson’s Market and Cottage Monet, they found that the existence of these small business
operations is essential to the health of the business community with regard to the local
supply chain and the public benefit to citizens within the City of Rockville.

Looking at Dawson’s Market specifically, the report shows that:

- Dawson’s Market is committed to and embedded in the local community of
  Rockville, Maryland by sourcing from 110 local vendors.
- To date, their sourcing from local vendors makes up $500,000 in purchases and
  comprises 12% of their total purchase volume coming from the local community.
- Dawson’s Market directly contributes to the economic growth of local small
  businesses by offering retail space to start-up businesses in Montgomery County
  to bolster their early sales growth.
- Dawson’s Market has contributed to launching several Montgomery County
  businesses that have grown into regional or national brands
- Dawson’s Market has contributed to local community causes and has supported
  11 local partners through donating a portion of profits. Causes supported include
  VisArts, Manna Food Bank, Montgomery County Collaboration Council, and the
  Red Wiggler Foundation, to name a few.

Findings for Cottage Monet showed that:

- Cottage Monet is invested in the City’s economic vitality and are members of the
  Greater Rockville Chamber of Commerce and Sidney Katz’s Business Advisory
  Panel.
- Cottage Monet supports local artisans, schools, students, and philanthropic
  activities.
- They partner with schools like Luxmanor Elementary School for the Fourth Grade
  Future Entrepreneurs event.
- They work with local vendors and organizations to provide cross-promotions to
  patrons and offer discounts to Veterans.
- The report shows that the central location of Cottage Monet encourages them to
  support other businesses in the Rockville Town Center.
- Customers stated that supporting Cottage Monet made them feel great knowing
  they patronized a local woman-owned small business.

A copy of the Vault Report is attached as Exhibit C.

Over the course of the year the Incentive Review Committee has been working to revamp
the SBIF program criteria and process to make it easier for businesses to apply and
provide more clarity on requirements. Therefore, the program was broken down into tiers
to make the requirements less cumbersome for grantees requiring grant amount of
$25,000 and below. One of the newest changes will be for the grantees to provide a
specific project that will help expand their business.

Below is a list of grantees for this year’s REDI business incentives, followed by the
performance metrics for the business incentive programs:
<table>
<thead>
<tr>
<th>Grantee</th>
<th>Grant</th>
<th>Location</th>
<th>Employee count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Smathers &amp; Branson</td>
<td>$34,557 Move Grant</td>
<td>1570 East Jefferson, Rockville, MD 20850</td>
<td>29 employees, will add up to 38</td>
</tr>
<tr>
<td>Twinbrook Dental Center</td>
<td>$16,000 SBIF</td>
<td>12300 Twinbrook Parkway, Suite 110, Rockville, MD 20852</td>
<td>5 current, will add up to 7</td>
</tr>
<tr>
<td>Kim Engineering</td>
<td>$14,244 MOVE Grant</td>
<td>1390 Piccard Drive, Suite 340, Rockville, MD 2085</td>
<td>10 current and will add up to 10</td>
</tr>
<tr>
<td>Next Level Rentals, LLC</td>
<td>$10,837 MOVE Grant</td>
<td>40 W Gude Dr., Suite 230 Rockville MD 20850</td>
<td>8 current and will add up to 7</td>
</tr>
<tr>
<td>Dawson’s Market</td>
<td>$400,000 per year SBIF Grant</td>
<td>225 N. Washington Street</td>
<td>26 FT/33 PT</td>
</tr>
</tbody>
</table>

### Performance Measures (In City adopted budget)

<table>
<thead>
<tr>
<th>Measures</th>
<th>Proposed FY 2022</th>
<th>Actual FY 2022</th>
</tr>
</thead>
<tbody>
<tr>
<td>Business Incentive Grant recipients Move/Expansion and Small Business Impact fund recipients</td>
<td>7</td>
<td>4</td>
</tr>
<tr>
<td>Square footage of space leased by grantees</td>
<td>35,000</td>
<td>32,458</td>
</tr>
<tr>
<td>Aggregate average annual salaries for grantee firms</td>
<td>$95,000</td>
<td>$90,000</td>
</tr>
<tr>
<td>Number of full-time jobs added to Rockville through grantees</td>
<td>80</td>
<td>84</td>
</tr>
<tr>
<td>Number of business visits</td>
<td>140</td>
<td>115</td>
</tr>
</tbody>
</table>

### City Projects

Throughout the year, REDI continued its role as a strategic partner and worked on multiple projects with the City, looking at the economic impact on the City. In particular, REDI commissioned a study by Jacob Sesker of Harpswell Strategies, LLC to assess the impact of the change in Land Use categories on Research Boulevard. The information provided informed Mayor & Council to decide to retain some of the office categories in that planning area.
Previously, REDI had advocated for the City to hire a consultant to assess options for King Farm to understand the potential for commercial and other building reuse that could help to maintain the historic structures while preserving the neighborhood park activities and providing benefits for area residents. REDI helped with creating the RFP, interviewed candidates, and was involved in the selection process of the consultant. REDI continued to work with City staff and the consultant in the development of a real estate and economic analysis, which was presented to the Mayor and Council. The report analyzed the financial implications of use decisions on the property, which served as a guide for the Mayor and Council in making decisions regarding the property.

The Washington Metro Area Transit Authority (WMATA) is redesigning the Rockville Metro Station and has convened a steering committee that includes the City, REDI, and Montgomery County. This project is important to solve the safety and aesthetic challenges of the current station.

The state of the retail industry within the City of Rockville has been a main point of discussion. REDI partnered with City Staff on putting together a presentation for the discussion with Mayor & Council on how to support and encourage improving and revitalizing neighborhood shopping centers in Rockville. REDI provided data on the state of the retail market and described the landscape of shopping centers throughout the City.

The City has been evaluating areas outside of the City lines to consider for annexation. REDI worked alongside the City on the Annexation of the King Buick Site, which will bring about 365 units of multifamily housing to the King Farm area. REDI also assisted City staff in presenting to the Mayor & Council on future annexation strategies, focusing on three distinct areas. REDI created and worked with City staff to create a Value-Add document to detail the benefits of being in the City.

Throughout this year REDI strengthened its relationship with the City’s Public Information Office (PIO) and partnered on a number of projects promoting the City. In FY 22, the City began the process of rebranding its website and invited REDI to participate on the City’s Rebranding committee. On this committee, REDI worked with City staff on creating a Request for Proposal (RFP) for the website redesign and selection of a firm. The PIO office worked alongside REDI’s marketing team to promote the launch of the Rock East District and the City’s new tourism site, Explore Rockville.

As a key step in the development of a long-term plan for City property, Mayor and Council had the opportunity to review three site plan concepts for RedGate Park. REDI participated in the discussion and discussed how the implementation of the concepts will benefit the City’s tourism and marketing efforts and how it can be used as an attraction tool for businesses.

**Workforce Alignment**

As businesses and workers adjust to rapidly changing work environments, data has indicated that employers are struggling to close the talent gap in addition to figuring out space needs. Despite a resilient economy during a global pandemic, employers cannot
ignore the issues they face, such as the skills gap and labor shortage. This is especially true in the City of Rockville, as many of its jobs are focused on high-demand fields like STEM. This has been an issue before the pandemic as the Baby Boomer generation approached retirement which was hastened by the pandemic. REDI has been diligent in working with employers to understand their needs and how to offer assistance.

REDI also participated in the “Discussion of Regional Talent/Educational Pipelines and Needs” forum with Connected DMV. At this forum, regional economic development organizations discussed the strengths and weaknesses within the region concerning the talent gap and how it could be remedied. REDI’s CEO, Cindy Rivarde was a panelist and spoke to the challenges that the City of Rockville faces and how REDI could work with its partners in the region to provide additional resources to businesses.

REDI promoted the Montgomery County Plan 2020-2024 and hosted Executive Director Anthony Featherstone to present to the Board at the February meeting. The Plan included an economic analysis section that outlines the top job sectors in the region and highlighted trends in job growth throughout the County. The Board discussed the barriers to housing and transportation for workers, especially those at lower pay rates.

REDI continued talent alignment conversations with Montgomery College, Universities of Shady Grove (USG), Worksource Montgomery, the Maryland Department of Commerce, Connected DMV, and the Montgomery County Public School System. These various organizations met to discuss ways in which to work together to strengthen the talent pipeline in the County and make it more accessible to businesses.

In an effort to understand and promote the strength of the labor market in the City and County, REDI met with MCEDC to encourage the expansion of MCEDC’s 2019 Talent Gap Study. In this meeting, REDI discussed the benefits of updating the data and expanding on the talent needs of businesses in the County.

REDI’s creation of the Rock East District was an effort to support the local businesses in the area, but also to promote the quality of life to attract the younger workforce. In the later portion of the year, REDI focused a lot of its efforts to understand ways to support businesses in attracting talent. Promoting the amenities in the Rock East District like True Respite, the Millennium Trail, and Twin Valley Distillers helps to display that the City of Rockville is a place to live, work, and play.

**Marketing**

Fiscal year 2022 marked the first time in its 25-year history in which REDI had full-time staff dedicated to marketing communications. Amanda Bosland joined REDI as its Communications Manager in September 2021 as part of the organization’s strategy to use branding and storytelling to support REDI’s business and workforce attraction and retention strategy. The addition of the Communications Manager allowed REDI to
increase its engagement within the community through digital marketing, restore REDI’s marketing committee, develop in-house marketing collateral for industry and location promotion, develop and manage the new tourism website Explore Rockville, support marketing campaigns, and comprehensively track and analyze REDI’s marketing communications metrics.

REDI focused on growing its network and impact in the community by leveraging partnerships with local and regional organizations, including:

- Visit Montgomery
  - MOU for development of Explore Rockville
  - Board Membership
- Federal Laboratory Consortium (FLC)
  - MOU for cooperative marketing
- Greater Rockville Chamber of Commerce (GRCC)
  - Board Membership
  - Marketing committee sponsorships
  - Event sponsorships
  - Cooperative marketing
- City of Rockville
  - Business forum
  - Promotion of community/developments meeting
  - Creation of Value-Add Packet
  - Creation of Business Welcome Packet
  - Messaging about City Services

With the support of REDI’s partners, the following business events were hosted:

- Economic Development Roundtable
- Good Morning Rockville – A conversation with Jake Weismann
- English Language Learning for Employees
- Marketing Roundtable: Using Local Media to Promote Your Small Business

REDI also updated and created new marketing pieces including a life science-focused ‘Reasons to Love Rockville’ flyer, a City of Rockville profile, a guide/welcome packet for new businesses, and digital/print ad promoting the City’s new tourism website – Explore Rockville. **Copies of these publications are included as Exhibit D.**

**Rock East District**

In FY 22 REDI continued work on the implementation of Rockville’s pilot placemaking and branding project that highlights the unique businesses, services and recreation assets of East Gude Drive in Rockville, MD. The Rock East brand was developed along with the website, [www.rockeastdistrict.com](http://www.rockeastdistrict.com), which features the area’s businesses and recreation assets in addition to an events calendar.
REDI collaborated with the businesses of East Gude Drive, ensuring inclusion in the planning and execution of the Rock East District brand. Partnership with the businesses was key to generating support and participation in the project. The businesses worked with REDI to create a series of launch events at multiple locations across Rock East District between September 9-11, 2022. Businesses like True Respite Brewing Company, Mayorga Coffee, Twin alley Distillers and the Bean Bag Deli & Catering Company supported the promotion of Rock East District by creating special edition Rock East District branded products that were included in the Rock East District package that was distributed to media and commercial brokers.

*Explore Rockville*

Following the launch of Rock East District, REDI entered an MOU with the local destination marketing organization, Visit Montgomery for the development of [www.explorerockville.org](http://www.explorerockville.org) - a tourism website for the City of Rockville. Explore Rockville was created to:

- Promote and support Rockville’s tourism, hospitality, and retail industries
- Establish Rockville as a regional destination for arts, culture, and international cuisine
- Support the attraction and retention of businesses, workforce and residents

The Explore Rockville website features an events calendar, a directory of restaurants, retail and things to do, and curated itineraries. Explore Rockville also highlights the city’s unique neighborhoods, including Rockville’s pilot commercial district, Rock East.

Explore Rockville was publicly announced at Hometown Holidays as part of the Mayor & Councilmembers’ welcome, where staff hosted a booth and engaged with festival attendees.

*Digital Marketing/Business Retention, Expansion and Attraction Support*

Using REDI’s website blog, social media, and e-newsletter, the following performance measures related to marketing communications activities as outlined by the City of Rockville were met in FY22:

<table>
<thead>
<tr>
<th>Performance Measures</th>
<th>Proposed FY 2022</th>
<th>Actual FY 2022</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of digital posts promoting Rockville as a place to do business</td>
<td>50</td>
<td>81</td>
</tr>
<tr>
<td>Number of Rockville companies promoted through social media</td>
<td>150</td>
<td>579</td>
</tr>
<tr>
<td>Number of broker/economic development event sponsorships where REDI receives brand recognition</td>
<td>4</td>
<td>7</td>
</tr>
<tr>
<td>Number of industry sector events hosted/promoted</td>
<td>8</td>
<td>34</td>
</tr>
<tr>
<td>Number of external articles posted sharing news about Rockville's industry sectors</td>
<td>40</td>
<td>69</td>
</tr>
</tbody>
</table>

REDI exceeded its FY 22 marketing communication performance measures and maintained or increased year-over-year results from FY 21. The number of Rockville companies promoted on social media represent a variety of Rockville’s industries, including restaurants, retail, professional services, nonprofit, life science and technology with 35% of all businesses promoted owned by minority groups.

Through content creation and republishing and increased and strategic use of REDI’s communication channels (website, social media, e-newsletter), REDI highlighted Rockville’s high quality of life and business development attractiveness, provided resources for small and minority-owned businesses and target industries, highlighted Rockville businesses with a focus on diversity and inclusion, and engaged with the business community through event sponsorship and networking. Content highlights and event sponsorship/promotion in FY 22 included:

**Digital Posts Promoting Rockville as a Place to do Business:**

- Three Rockville Businesses Listed Among 75 Fastest-Growing Greater Washington Region Companies
- 24 Rockville Schools Among Best for Grade K-8
- City of Rockville earns perfect score on Human Rights Campaign Municipal Index 5th year running
- Rockville was ranked as one of the most generous cities in the US by GoFundMe in 2020
- Rockville Ranks Among Best Small Cities for Retirement by SmartAsset in 2021
- Record Funding Invested in Montgomery County Companies in 2021 Q1-Q3
- Rockville is readying new business and new construction – the WBJ Tour
- Celebrating and Elevating Rockville’s Black Businesses
- APPI Heritage Month: Celebrating Asian American-owned businesses in Rockville
- MWBC Shop Local Small Business Saturday Video
- Maryland Tech Council’s 2022 Industry Awards Celebration - Rockville Companies highlighted
- Placemaking in Action: Rock East District
- Rockville community projects assigned over $2.5 million in Congressionally Directed Spending
Broker/Economic Development Event Sponsorships:

- Greater Rockville Chamber of Commerce: Economic Development Panel
- University of Shady Grove: Celebrating Women in STEMM 2021 Symposium
- Hispanic Business Foundation/African American Chamber of Commerce of Montgomery County/Asian American Political Alliance/Hispanic Chamber of Commerce of Montgomery County: Minority Legislative Breakfast
- Greater Rockville Chamber of Commerce: Good Morning Rockville with Jake Weissman
- Greater Rockville Chamber of Commerce: Job Fair & Expo
- City of Rockville: Hometown Holidays
- Greater Rockville Chamber of Commerce: Marketing

Roundtable Industry Sector Events Hosted/Promoted:

- Rock East District Launch: Ribbon Cutting and Maker's Market
- "Promoting Tourism and Hospitality in Montgomery County" Town Hall
- Meet Michael Salgaller - Invention Development and Marketing Unit at National Institutes of Health
- Federal Lab Consortium Member Connect
- Visit Montgomery MoCo Eats Week
- Community Reach Annual Gala Reach and Connect
- Maryland Black Chamber of Commerce Federal Contracting
- Emerging Technology Centers - Pitching to Get Attention
- Visarts’ 10th Annual Rockville Arts Festival
- City of Rockville Spring Stakeholder Forum
- Montgomery County - Minority, Female and Disabled Owned (MFD) Business Program Live Stream
- Explore Rockville Launch
- City of Rockville - Council Meeting on Neighborhood Shopping Centers
- SBA Office of Women's Business Ownership - Pride and Inclusivity
- City of Rockville - Forum on Town Center
- 2022 Bio International Convention

External Articles Sharing News About Rockville’s Industry Sectors:

- Rockville selected as Connected DMV’s Global Pandemic Prevention and Biodefense Center Headquarters
- Eko House name #1 hot new restaurant in April 2022 by Eater DC
- Rockville life sciences firm, Emesmes, launching rare disease center in Europe
- Rockville’s Snacklins featured on another segment on “Shark Tank”
- Biotech Firm, Tetracore, Secures Large Office Space in Rockville
- PediaMetrix Inc. created first FDA Cleared Smartphone App for Infant Cranial Measurements
- HSR.health announces issuance of U.S. patent to identify population at risk of opioid addiction
- Maxim Biomedical Inc. receives Emergency Use Authorization from FDA for new
ClearDetect™ COVID-19 Antigen Home Test

- Comstock Holdings Companies, Inc. Acquires the Upton in Rockville
- Rockville life sciences firm, Emmes, launching rare disease center in Europe
- NEXT powered by Shulman Rogers wins Legalweek Award

Business Resources:

- Maryland Department of Housing and Community Development - Project Restore
- WorkSource Montgomery - Grant Relief for On-Boarding Workers (GROW)
- Maryland Technology Internship Program (MTIP)
- Maryland Department of Transportation "Better Ways to Work"
- Online Sales & Telework Grant
- Maryland Department of Housing and Community Development - Community Safety Works grants
- Montgomery County Public Schools - Summer RISE Program
- REDI – (SBIF, MOVE and Business Expansion Programs)
- TEDCO - Open Institute for Black Women Entrepreneur Excellence
- Verizon - Small Business Courses and Grant
- Montgomery County - Minority, Female and Disabled Owned (MFD) Business Program
- Association of Women's Business Centers/AAPR - Upskilling Grants for Employees aged 50+

### Historical Performance Measures in adopted City budgets (FY 20 - FY 22)

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of digital posts promoting Rockville as a place to do business</td>
<td>24</td>
<td>69</td>
<td>30</td>
<td>57</td>
<td>50</td>
<td>81</td>
</tr>
<tr>
<td>Number of Rockville companies promoted through social media</td>
<td>156</td>
<td>307</td>
<td>150</td>
<td>162</td>
<td>150</td>
<td>579</td>
</tr>
<tr>
<td>Number of broker/economic development event sponsorships where REDI receives brand recognition</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>9</td>
<td>4</td>
<td>7</td>
</tr>
<tr>
<td>Number of industry sector events hosted/promoted</td>
<td>8</td>
<td>17</td>
<td>8</td>
<td>16</td>
<td>8</td>
<td>34</td>
</tr>
</tbody>
</table>
Number of external articles posted sharing news about Rockville’s industry sectors

<table>
<thead>
<tr>
<th></th>
<th>24</th>
<th>96</th>
<th>25</th>
<th>12</th>
<th>40</th>
<th>69</th>
</tr>
</thead>
</table>

Website

REDI’s website (www.rockvilleredi.org) is the organization’s central communication channel that provides Rockville economic and industry information to current and prospective businesses, residents, stakeholder and partners. It is the repository of REDI’s grant program applications and one of Maryland Women Business Center’s program applications.

REDI’s website also helps shape the perception and image of Rockville through the website’s photography and content. In FY22 REDI contracted a local photographer to capture updated, high-quality images to represent the city and its assets, and REDI has published original content focusing on positive local economic development news and projects.

During FY22, REDI’s website had 11,495 users, 27,911 pageviews and 67 conversions. A conversion is the completion of a desired action. Of the 67 conversions, there were 54 newsletter sign-ups, 8 SBIF applications, and 5 MOVE applications. The chart below illustrates the year-over-year growth of user and pageviews of REDI’s website:

Not including the homepage, the top 5 pages accessed on REDI’s website during FY 22 were:

- About - [https://rockvilleredi.org/about/](https://rockvilleredi.org/about/) - 1,803 pageviews
- Snacklins featured on Shark Tank - [https://rockvilleredi.org/rockvilles-snacklins-featured-on-another-segment-on-shark-tank/](https://rockvilleredi.org/rockvilles-snacklins-featured-on-another-segment-on-shark-tank/) - 1,312 pageviews
Social Media

REDI actively manages accounts on three social media platforms: LinkedIn, Twitter and Facebook. Social media continued playing a central role in REDI’s communication efforts in FY 22. REDI’s social media followers grew across all platforms from FY 21 to FY 22, with LinkedIn showing the largest change by percentage in followership, followed by Facebook and Twitter:

<table>
<thead>
<tr>
<th></th>
<th>Facebook Followers</th>
<th>Twitter Followers</th>
<th>LinkedIn Followers</th>
</tr>
</thead>
<tbody>
<tr>
<td>FY 20</td>
<td>706</td>
<td>1,195</td>
<td>828</td>
</tr>
<tr>
<td>FY 21</td>
<td>741</td>
<td>1,231</td>
<td>911</td>
</tr>
<tr>
<td>Change over FY20</td>
<td>4.96%</td>
<td>3.01%</td>
<td>10.02%</td>
</tr>
<tr>
<td>FY 22</td>
<td>808</td>
<td>1,278</td>
<td>1053</td>
</tr>
<tr>
<td>Change over FY21</td>
<td>9.04%</td>
<td>3.82%</td>
<td>15.59%</td>
</tr>
</tbody>
</table>

The social media posts that received the most engagement, by platform, were...
LinkedIn:


Facebook:

Twitter:

1. https://twitter.com/RockvilleREDI/status/1536415615946194944
2. https://twitter.com/RockvilleREDI/status/1436460742614659074
3. https://twitter.com/RockvilleREDI/status/1493944510711316492

**e-Newsletter**

REDI produces a monthly e-newsletter that includes local business news and resources, Rockville industry/company highlights and economic development/business events. As of FY 22, REDI’s e-newsletter had 5,508 subscribers, produced 35 campaigns with a 25% open rate and 1% click rate.

<table>
<thead>
<tr>
<th></th>
<th># of Campaigns</th>
<th>Open Rate</th>
<th>Click Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>FY 20</td>
<td>13</td>
<td>16%</td>
<td>1%</td>
</tr>
<tr>
<td>FY 21</td>
<td>20</td>
<td>17%</td>
<td>1%</td>
</tr>
<tr>
<td>Change over FY20</td>
<td>53.85%</td>
<td>6.25%</td>
<td>0%</td>
</tr>
<tr>
<td>FY 22</td>
<td>35</td>
<td>25%</td>
<td>1%</td>
</tr>
<tr>
<td>Change over FY21</td>
<td>75%</td>
<td>47.06%</td>
<td>0%</td>
</tr>
</tbody>
</table>
Small Business Assistance/MWBC Marketing

Small Business Assistance

Maryland Women’s Business Center (MWBC) serves as a vital program within suburban Maryland for small businesses and entrepreneurs. MWBC serves the business community in Montgomery, Prince George’s, and Frederick Counties by providing education, entrepreneurial development, business counseling, access to capital and other resources. As small businesses continued to recover from the effects of the pandemic, MWBC focused its efforts on providing the needed resources, guidance, and opportunities to help businesses respond, pivot, and recover.

MWBC’s FY 2022 goals included these strategies, which were continuously implemented to assist small business recovery:

- Offer workshops, one-on-one and group counseling, networking opportunities, and partnership connections to help them start, grow and sustain their businesses.
- Continue to provide support to childcare businesses through counseling and targeted workshop trainings.
- Assist businesses in applying for relief programs and finding funding sources.
- Assist women veteran entrepreneurs through a target program
- Certify MWBC Business Consultants in the GrowthWheel Framework to better assist small businesses with actionable plans for sustainable growth.
- Expand and refine the retail incubator program and highlight the client successes.
- Continue to provide programming based on current small business needs.
- Continue to refine the WEgrow Maryland program that helps businesses scale.

Below is a recap of some of MWBC’s major achievements in FY 2022:
## Performance Measures in adopted City budgets

<table>
<thead>
<tr>
<th>Performance Measure</th>
<th>Proposed FY 2022</th>
<th>Actual FY 2022</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of MWBC workshops</td>
<td>130</td>
<td>73</td>
</tr>
<tr>
<td>Number of MWBC workshop attendees</td>
<td>1,200</td>
<td>2,540</td>
</tr>
<tr>
<td>Capital Infusion (equity/loans) raised by MWBC clients</td>
<td>$500,000</td>
<td>$2.6 M</td>
</tr>
<tr>
<td><strong>With $217,825 directly to businesses in the City of Rockville</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of minority businesses assisted</td>
<td>205</td>
<td>493</td>
</tr>
<tr>
<td>Number of counseling sessions</td>
<td>n/a</td>
<td>1,321</td>
</tr>
<tr>
<td>Number of Montgomery County businesses served</td>
<td>n/a</td>
<td>737</td>
</tr>
<tr>
<td>Number of Rockville businesses served</td>
<td>n/a</td>
<td>118</td>
</tr>
<tr>
<td>Number of new clients served</td>
<td>n/a</td>
<td>273</td>
</tr>
<tr>
<td>Number of total small businesses served</td>
<td>n/a</td>
<td>505</td>
</tr>
</tbody>
</table>

### Expanded MWBC Advisory Council

MWBC re-energized its Advisory Council in FY22 and added seven new Advisory Board Members. These women represent a wealth of knowledge about the needs of entrepreneurship and small businesses. Board members participated in MWBC’s facilitated, three-part strategic planning sessions that were held in the first quarter. Council members offered guidance and direction on how MWBC can continue to grow and support even more women-owned enterprises.

### Continued Business Consultant Success

MWBC’s business consultants continued to be a driving force in MWBC’s success. Their passionate and dedicated commitment to serving our region’s women entrepreneurs and small businesses resulted in many accomplishments this year.

- Each consultant successfully completed the GrowthWheel Framework certification program. The GrowthWheel Framework is a method of advising small businesses that offers a 360° view of the business and defines decisions and actions business leaders should work on.
- Frederick County: Karen Kalantzis continued to strengthen community relationships, promote small business opportunities, and offer her successful “Coffee & Connections” monthly meetup for Frederick entrepreneurs. Participants benefitted from the networking and the educational topics offered. The group even met in-person in June 2022. Karen and Morgan teamed up to serve as advisors and advocates for the Frederick County Chamber of Commerce’s inaugural S.H.E. Pitch program for female CEOs. MWBC promoted the program, which gives
women entrepreneurs’ access to cash prizes, publicity, and networking opportunities as well as expert guidance on developing an effective elevator pitch, investment summary and slide presentation deck.

• Montgomery County: Martha Jimenez and Nestor Gavidia continue to lead important efforts to support County businesses, especially among Spanish-speaking entrepreneurs and childcare providers. Martha continued to lead the Retail Incubator, form important community partnerships, and provide instruction for the VetBizLadyStart program and many MWBC training workshops. Nestor also transitioned to focus more time on engaging and supporting small businesses located in the City of Rockville.

• Prince George’s County: Angie Duncanson remains a passionate small business advocate, working out of the Bowie Business Innovation Center. She successfully initiated a “Coffee & Connections” meetup for entrepreneurs in her area, offering valuable insights on timely topics. She provided instruction for the VetBizLadyStart program, trained hundreds of entrepreneurs in MWBC workshops, and maintained critical community relationships.

**Capital Infusion Supports Economic Growth**

With guidance and support from MWBC, Maryland entrepreneurs raised a total of $2.6 million of capital infusion in FY 2022, of which $852,000 in equity capital and $1.7 million in business grants and loans. While capital infusion is down from last year’s record high—largely due to fewer pandemic economic relief programs for small businesses—it still represents a significant economic impact in Maryland and is slightly higher than FY 2020 totals ($2.4 million). Additionally, MWBC made progress on its long-term goal to infuse at least $500,000 in capital through MWBC client assistance within the City of Rockville. Of the total capital infusion for FY 2022, $217,825 went directly to businesses in the City of Rockville.

**Virtual Training Doubled Attendance**

To adapt to clients’ needs, MWBC continued to offer all of its workshops on virtual platforms to accommodate the majority MWBC clients. More classes were available in Spanish to accommodate a growing Latinx client base, including a second-year partnership with the SBA to offer Introduction to Entrepreneurship workshops in Spanish. After successfully re-vamping MWBC’s training courses in FY 2021, MWBC staff made the strategic decision to offer fewer classes, while continuing to enhance and refine the quality of the course material, topics, speakers, and marketing efforts. As a result, MWBC more than doubled the number of attendees to 2,540 participants, far exceeding the proposed 1,200 workshop attendee target.

Workshops were offered on numerous topics, including the following:

- Childcare
- Pandemic response
WEgrow Maryland Program Improves Long-term Financial Stability

In early FY 2022, a new cohort of 10 determined female business owners participated in the updated MWBC WEgrow Maryland program. Offered as part of an ongoing commitment to help women-owned small businesses recover from the economic effects of COVID-19 pandemic and improve long-term financial stability, these entrepreneurs successfully completed the 10-week virtual coursework, assignments, and business counseling sessions. They gained valuable business skills in key areas, such as financial literacy, effective recordkeeping, cash flow forecasting, and more. They also created an action plan to make their businesses more financially resilient and supported each other in their peer-to-peer forums.

Childcare Program Offers Needed Financial Training

MWBC Child Care Program proved to be a vital resource for individuals wanting to start their own business in this industry. In FY 2022, the business consultants assisted 183 clients, a decrease of 44% over the previous year. The main reason for the dip in the number of clients assisted was the lower volume of clients seeking assistance with grant and/or loan applications. The childcare clients were more familiar with the application processes and reports due to the number of trainings the MSDE and MWBC previously provided. In FY 2022, the MWBC conducted 435 one-on-one counseling services for this population.

Despite the decrease in the number of clients and sessions, MWBC was still able to establish a robust childcare program. In fact, many organizations such as Maryland Family Network, MSDE, Alliance program, Project Act, and MD Family Child Care Association reached out to MWBC to seek assistance in their training. The training requested are for new childcare providers who want to start a business (Incubator) and existing providers (boost program).

Retail Incubator Strengthens Female Entrepreneurs

In FY 2022, MWBC renewed the license agreement with Federal Realty to continue its successful Retail Incubator located in Rockville Town Square. MWBC’s competitive program serves women entrepreneurs looking to enter the retail industry. While running their businesses, program participants receive business counseling, program follow-up, technical assistance, access to capital, and marketing through MWBC and its partners. Vendors also receive valuable business training in these areas—marketing, digital marketing, bookkeeping, and creating business and financial plans. This year, the business owners organized seasonal sales and community events to attract customers and raise visibility of their businesses and the MWBC program. These businesses were
also featured in the 2021 Holiday Gift Guide, in partnership with the Latino Economic Development Center.

<table>
<thead>
<tr>
<th>MWBC Shop Local Annual Sales</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>$48,761</td>
</tr>
<tr>
<td>2020</td>
<td>$73,835</td>
</tr>
<tr>
<td>2021</td>
<td>$101,240</td>
</tr>
<tr>
<td>2022 (as of June 30th)</td>
<td>$29,359</td>
</tr>
</tbody>
</table>

In keeping with our goals of promoting the Retail Incubator and its participants, client successes were highlighted through MWBC marketing channels and featured on a live broadcast of Fox 5 DC’s Zip Trips in downtown Rockville.

Five minority and women-owned businesses owners graduated Shop Local’s competitive program this year:

- Amaya Accessories
- Chocolisious LLC
- Costa Cosmetic
- Lamimi Boutique
- Yul d’UZ

In July 2021, 11 of the 15 vendors received $4,348.85 from Maryland RELIEF Act Online Sales and Telework Grant Assistance from MCEDC. These funds allowed all of them to make impactful improvements to their businesses. Since its inception, 20 women-owned small businesses have participated in the Incubator, with five of those businesses moving into their own storefronts in the metro DC area and seven launching online businesses. In keeping with our goals, the Retail Incubator expanded into Union Station through a partnership with the DC WBC.

**VetBizLadyStart Program Supports Women Veterans**

One of MWBC’s FY 2022 goals was to assist more women veteran entrepreneurs. To that end, MWBC and these regional partners—the Department of Veterans Affairs (VA) Office of Small & Disadvantaged Business Utilization (OSDBU) Women Veteran Small Business Initiative, the DC Women’s Business Center, the Old Dominion University Institute for Innovation and Entrepreneurship Women’s Business Center/Veterans Business Outreach Center/Business Development Center in Virginia—collaborated to create a free, 14-week training series to help women who are transitioning out of military service and into business ownership. The VetBizLadyStart program provided the information, tools, and connections needed to start a small business and position it for success with federal contracting opportunities. Twenty-two women graduated from the program, of which six were in the Maryland Cohort. These women veteran entrepreneurs benefitted from the expertise of two MWBC Senior Business Consultants—Angie
Duncanson and Martha P. Jimenez—and received expert mentoring guidance from Morgan Wortham, MWBC Managing Director.

**Serving the Food and Beverage Industry**

In response to the great need for economic recovery for businesses in the food and beverage industry, MWBC successfully partnered with organizations to share learning opportunities with clients. MWBC also increased its efforts to promote grant and loan opportunities for businesses in the food and beverage industry. Two highlighted are below:

- Presented a three-part series of workshops on leadership development in the food and beverage industry sponsored by a Kent Island Chik-Fil-A franchisee led by Ashley Ward (leadership coach), Chris David (operator), Sara Dillion (facilitator, BOH director), and Nicholas Maritato (in-store director), which had over 70 attendees.
- Promoted the Microenterprise Program for Food Entrepreneurs, sponsored by Crossroads Community Food Network. This informative session featured Chef Carolina Gomez who talked about successfully navigating the food business, how to access local commercial kitchens, and details about CCFN's Microenterprise Development program.

**Grant Opportunities Offered through Verizon Partnership**

MWBC partnered with Verizon to promote its Small Business Digital Ready platform, which offered free resources, networking, coaching tailored to a small business’s specific needs, and an opportunity to apply for a $10k grant. Three successful in-person events were held in D.C., Prince George’s County Maryland, and Northern Virginia to connect female entrepreneurs with each other and small business representatives from Verizon. More than 130 people registered for the events and approximately 75 people attended to discuss small business needs, understand Verizon’s and MWBC’s free resources and ask questions.

**MWBC Marketing**

MWBC continued to update its new website to keep it fresh and offer valuable information and resources for site visitors. An audit to ensure compliance with SBA requirements was successfully performed. Marylandwbc.org received more than 26,500 site visitors in FY 2022, of which 23,000 (87%) were new visitors. Visitors viewed a total of more than 67,000 pages, with workshop and training pages ranking highest.

Part of the marketing efforts included re-vamping the MWBC monthly newsletter and blog and sending it out on a consistent schedule. Content covered topics more relevant to assisting small business owners succeed and added a monthly poll to gain real-time insights and increase interactivity. More news pages were added to drive newsletter readers to MWBC’s website. Combined efforts resulted in extremely high engagement—average email open rates were 35%, more than double the 17% national average. Additionally, the new blog content resulted in longer time spent on MWBC’s website—on
average 251% longer than the average MWBC site visit. Social media efforts continued to promote MWBC workshops, events, and resources, partner opportunities, small business successes, and important observances to assist and encourage women entrepreneurs and small businesses and generate additional followers.

CONCLUSION

The coronavirus pandemic has changed our community and the world — in ways none of us could have imagined. But the City of Rockville is no stranger to “unprecedented times.” Every time, the community has come together and demonstrated its strength and resilience. Throughout this year REDI was able gain new partners and work on new ways to work with its existing ones. These partnerships helped REDI focus and support its primary goal – supporting the businesses. Now that REDI is in its 25th year in operation, this is a time to refocus and put in motion some of the findings and suggestions made by the consultants. Our incentive programs are invaluable tools to make our businesses stronger and help us tell our story, and we thank the Mayor and Council for their support in creating a strong business community and tax base.

Looking ahead REDI’s focus will center around supporting placemaking projects, support the development of creative industries and healthy lifestyle options in Rockville, making Rockville attractive to businesses and workers, and expand Rockville’s business ecosystems. These are some of the goals that will help us tell Rockville’s story, show businesses how their needs can be met in Rockville, and help create a place people want to be. Please see the REDI FY2023 Strategic Plan attached as Exhibit E.
EXHIBIT A

FY2022 REDI Board Member List

1. Richard Alvarez, President, Brand Development-Rockville, Brand Institute
2. Ben Anstrom Mechanical Engineer at the Naval Surface Warfare Center
3. Nikhil Bijlani, Senior Vice President Product Manager, Capital Bank Maryland
4. Becky Briggs, Founder, OurGiftBiz
5. Scot Browning (Treasurer), President, Capital Bank Maryland
6. Angela Chaney, Partner Tax Services, Aronson LLC
7. Dale Cyr, CEO and Executive Director, Inteleos
8. Robert DiSpirito, City Manager, City of Rockville
9. Marji Graf, President and CEO, Greater Rockville Chamber of Commerce
10. Jennifer Hester (Vice-Chair), Chief Human Resources Officer, EMMES
11. Dr. Kimberly Kelley, Vice President and Provost, Rockville Campus, Montgomery College
12. Bei Ma, Founder and CEO, The Pinea Group
13. Dan Mallon, Vice President, Business Development, Ellume USA
14. Carla Merritt, Senior Business Development Representative
   Montgomery County, Maryland Department of Commerce
15. Bridget Donnell Newton, Mayor, City of Rockville
16. José Ochoa, Chief Business Officer, Altimmune, Inc.
17. Suzanne Osborn, Vice President, Human Resources, Westat
18. Todd Pearson, President, B.F. Saul Company
19. Susan Prince (Chair), Lead Health Cyber Operations, The MITRE Corporation at the Centers for Medicare and Medicaid
20. Michael Scott, Chief of Staff for Humanity Health
21. Nancy Regelin (Vice-Chair), Shareholder/Partner, Shulman Rogers Law Firm
22. Morgan Sullivan, Executive Managing Director, Jones Lang LaSalle
23. Bill Tompkins, President & Chief Operating Officer, Montgomery County Economic Development Corporation (MCEDC)
Rockville Business Survey
Interim Report
August 2022
TABLE OF CONTENTS

I. Methods................................................................................................................................................................................ 1
   Terms Used in this Report.................................................................................................................................................... 1
II. Key Takeaways ..................................................................................................................................................................... 2
III. Detailed Findings ................................................................................................................................................................. 4
   A. What Types of Businesses Responded to the Survey? ..................................................................................................... 4
      i. Industry and Size ........................................................................................................................................................... 4
      ii. Ownership .................................................................................................................................................................... 6
   B. Industry Profiles of Major Industries ................................................................................................................................ 6
   C. Business Concerns and Experience with City Programs and Services ................................................................. 7
      i. Business Concerns ......................................................................................................................................................... 7
      ii. Covid Response .......................................................................................................................................................... 8
      iii. Experience with City Programs and Services for the General Public ........................................................................ 8
      iv. Experience with City Zoning and Permitting........................................................................................................... 8
   D. Why Choose Rockville and the MaxDiff Results ............................................................................................................... 9
      i. Why Choose Rockville to Locate Your Business? ........................................................................................................... 9
      ii. MaxDiff Analysis ......................................................................................................................................................... 11
      iii. Understanding Rockville Business Survey’s MaxDiff Results ..................................................................................... 12
   E. REDI Awareness, Use and Response to Services .............................................................................................................. 13
      i. Awareness and Use of REDI Services ........................................................................................................................... 13
      ii. Interested in Learning More about REDI Services ...................................................................................................... 14
      iii. Impressions of REDI ................................................................................................................................................... 14
      iv. Ways REDI Could Improve or Expand ........................................................................................................................ 15
IV. Recommendations and Next Steps in the Research ......................................................................................................... 15
   A. Recommendations ......................................................................................................................................................... 15
   B. Suggestions for Next Steps in the Research Process ...................................................................................................... 16
Appendix A: Survey Results PowerPoint .................................................................................................................................... 18
The Rockville Business Survey is part of a multi-methods needs assessment for REDI focused on business needs and commercial real-estate issues in Rockville in 2021-2022. The project includes interviews and focus groups with key stakeholders in addition to the business survey. This interim report draws primarily from the business survey but includes some insights from the focus groups and interviews as appropriate.

As Rockville’s nonprofit economic development organization whose goal is to support businesses in the City, REDI commissioned this study in order to:

- Identify current pressing business needs that could be addressed by REDI or the City.
- Understand the desirability of Rockville as a business location versus key competitors.
- Inform businesses about REDI and the resources it provides.
- Facilitate business networking opportunities and create ongoing relationships

I. METHODS

The survey was conducted online between May 5th and July 5th, 2022. A sample of 7,985 business owners and key staff drawn from REDI’s business list and from Dun & Bradstreet Hoover’s database were sent individual links to the survey. A generic link to an identical survey was also shared with REDI allies and partners for distribution.

In total 159 businesses completed the survey, representing a response rate of 2% and a credibility interval of +/-8 percentage points at the 95% confidence level.

Terms Used in this Report

Throughout the report, specific terms are used to refer to business size, age and ownership. Please note that business size categories differ from those used by the federal government, where anything under 500 employees may be considered a small business. The terms Micro-businesses or Micro-entrepreneurs are used frequently in the business literature to refer to the smallest businesses, and we will use micro-businesses throughout the report:

- **Micro-business**: Company with less than 5 employees.
- **Small business**: Company with 5-99 employees. Given the predominance of businesses with less than 20 employees, in much of the analysis small business primarily means businesses with 5-19 employees.
- **Large business**: Company with 100 employees or more. In some tables and sections of the report, companies with more than 20 employees are called *bigger businesses* because the sample includes so few large companies.
- **Startup company**: Business that is between 1 and 5 years old.
- **Established business**: Business older than 5 years.
- **WBE**: Woman owned business.
- **MBE**: Business with at least 51% ownership by a person who is a racial or ethnic minority as designated by MDOT and the federal government.
- **Immigrant business**: Business owned by a person not born in the United States.
- **None business**: Business that is not woman, minority or immigrant owned or a corporation with multiple stockholders that is not designated as a WBE or MBE.
- **Veteran owned business**: Business owned by a veteran
- **Person with disability owned business**: Business owned by a person with a disability.
II. KEY TAKEAWAYS

- Businesses participating in the survey are primarily small businesses. Eight in ten (82%) employ less than 20 people, with nearly two out of three (64%) being micro-businesses with less than 5. Micro-businesses span the age range and are the majority of businesses in most industries. Given their prevalence in Rockville, addressing the needs of micro and small businesses, including virtual, home based and hybrid businesses, could be an important goal for REDI.

  - Although awareness is high for REDI Small Business Assistance (54%), usage is a distant second to the MWBC (14% vs. 31%). Retail (75%) and other (70%) businesses are most likely to know about Small Business Assistance, followed by professional services (57%). Awareness is lowest for health/education/nonprofits (28%).

  - Micro and small business are eager to learn more about Small Business Assistance. 72% of those interested in knowing more are micro-businesses, with 63% woman owned, 71% minority owned and 75% immigrant owned.

  - Micro and small companies use Market and Demographic Data and would like more access. Two-thirds (67%) have less than 5 employees, 59% are woman owned, 48% minority owned. These would be small companies without access to data through other sources. Businesses with similar profiles also want help from REDI gaining access to university resources.

  - MOVE/Expansion Grant: Interest in learning more is spread across all business types, but 73% are startups, 68% woman owned, 61% minority owned.

  - Micro-businesses interested in location and tourism marketing services: The smallest businesses are also interested in Location Intelligence, Rockville Tourism Marketing and Tenant Attraction Assistance.

  - Home based, virtual and hybrid businesses ask for assistance. Requests for assistance for home-based or virtual businesses come from 4% of businesses. This includes financial and business development assistance, co-working space, networking and other assistance.

- The largest group of organizations includes professional services, life sciences, and technology, together encompassing 51% of the companies responding to the survey. Nearly one-third (32%) of these businesses are in professional services, including 81% with less than 20 employees, but this industry includes most of the mid-sized and large companies in the survey sample too. These organizations have a different set of needs and concerns than other types of businesses in the survey.

  - Developing a community of businesses: Businesses in these categories are particularly interested in networking opportunities and other ways to develop a community of businesses doing similar or complementary work. They are also interested in REDI assistance with marketing and connecting with government sponsors.

  - Access to data and assistance gaining access to university research resources. These businesses particularly value the demographic and other data available through REDI. In particular, the smaller organizations look for assistance connecting with universities to gain access to library resources and other data held by these institutions. A few also expressed interest in help facilitating connections for interns and training.
Nearly half of the businesses are woman owned (45%), with 47% of professional services, 67% of retail, 46% of health/education/nonprofit, and 50% of other being women owned. Technology (33%) and life sciences/biotech (23%) firms are least likely to be owned by women. Woman owned businesses are also heavily MBE (71%) and/or immigrant (65%).

- The Maryland Women’s Business Center (MWBC) is clearly a resource for WBEs, with nearly three in four (73%) aware of this resource. The MWBC has the most use of all REDI services, and nearly two-thirds (61%) of those aware of the MWBC view it favorably. But it also drew the most negative responses, with 16% unfavorable and 19% neutral. These statistics suggest REDI might focus on learning how this resource center can better serve the needs of WBEs in Rockville.

The most frequent request from REDI is for more networking and mentoring opportunities (17%), followed by help with funding/grants/incentives (11%), mentoring/training (9%) and promoting local business (7%).

Rockville is highly valued for its centrality in Montgomery County and the greater DC metro area with access to major roads and public transportation, small town feel, business friendly environment, and diversity of people, amenities, shops and restaurants. Yet Rockville’s diversity and range of amenities appear to be little known outside the City. Business owners and stakeholders both recommend that Rockville better market these features and develop a better/clearer vision of itself and its future.

Key reasons that Rockville is a desirable location vary depending on the type of business. Nearly half (43%) chose Rockville because the owner or key staff lived there.

- Good customer base for my business (39%). This is particularly true for retail (49%) and other businesses (47%). There are no significant differences across any other categories.

- Near other businesses needed to conduct my business (27%) or community of businesses located here (25%). These two reasons represent similar needs – the desire to be near a cluster of similar or complimentary businesses or sponsors to facilitate activities. Being near other businesses is particularly important for professional services (37%) and technology (33%) businesses and those over 20 years old (37%). Communities of similar businesses are particularly important for technology companies (44%), startups (44%) and minority businesses (35%).

- Good labor pool for my business (23%). Rockville’s educated workforce provides a good labor pool, particularly for technology (39%) and life sciences (46%).

Business development/growth and funding/startup costs are the major concerns for Rockville businesses, particularly micro and small businesses. Exploring ways to better serve the smallest businesses appears an important concern.

Affordable real-estate for small and micro-businesses, established health/education/nonprofits, and retail is needed: Businesses call for both affordable rents and commercial real estate that small businesses could afford to buy. Several commented that they had moved out of Rockville to more affordable places north of the City because they could only rent in Rockville. Established retail and health/education/nonprofits of all sizes complain about rising rents. Some ask for more desirable locations they can afford. Others ask for co-working space for home based or virtual businesses or for those downsizing as employees work from home.

Address cost of living and develop workforce housing to make Rockville more affordable and attract employees: Business owners generally expressed concern about the rising cost of living in Rockville, citing this as a major drawback for the City. Housing costs are a major concern often mentioned. Those seeking more workers, particularly retail and those in health/education/nonprofits that hire essential workers paid
less than the professional services and technical workers in other industries, saw the cost of living and housing costs as a challenge attracting and retaining workers. Working with business owners and the City on programs to develop more workforce housing – targeted for those essential workers in mid-level income positions who work in the City – could improve Rockville’s desirability as a business location and address some of the trouble finding workers.

- The majority of businesses know about and like Rockville city programs and services for the public. Fewer have reason to know about Rockville permitting and regulations, but those who have used Fast Track view it positively. Nearly 3/4ths (71%) are aware of Rockville public works and park services, parking rules, and City events and promotional activities, 59% diversity and inclusion initiatives, and 51% accessibility for people with disabilities. Parking is the major concern of local businesses, with 35% positive, 36% negative and 29% unaware of parking programs and regulations.

- Trouble recruiting staff and retaining workers is a major problem for health/education/nonprofits (63%), particularly the older and larger organizations that may have a wide range of semi-skilled and low paid professional staff. In many cases, this appears to be linked to the cost of living.

- Amenities expected by employees reported as a problem by 10% of businesses. There are no significant differences across type of business, age, size or ownership type. The most frequently cited amenities requested are ample parking (59%), access to restaurants and shopping (38%) and parks/open spaces (30%).

III. DETAILED FINDINGS

A. What Types of Businesses Responded to the Survey?

i. Industry and Size

Businesses responding to the survey are primarily small businesses, with a full 82% employing less than 20 people and 64% less than 5. Our sample echoes census business statistics, which indicate that in 2010, 91% of Rockville businesses had 100 employees or less.¹ The largest group includes professional services, life sciences, and technology, together encompassing 51% of the companies responding to the survey. While 71% of professional services companies have less than 5 employees, 40% of those with 100 or more (2 companies) are in professional services. The other large companies are one organization each in life sciences, health/education/nonprofits and other. These organizations are equally distributed in age from start-ups in business less than 5 years to established companies in operation 20 years or more.

Table one compares the REDI survey sample to two recent sources for business statistics in the City. The SIC sample comes from Data Axle’s Business Database, which is a big-data compilation of businesses from a variety of public sources. Neither the SIC sample nor Rockville Economic Development Trends (REDT) census statistics are directly comparable to this survey because they place some businesses in different categories. For example, the SIC statistics do not have a category for life sciences or technology companies and the REDT statistics lump these three categories together.

Table 1: Comparison Between SIC Sample, Rockville Economic Development Report 2016 and REDI Sample

<table>
<thead>
<tr>
<th>Business Type</th>
<th>SIC %</th>
<th>Rockville EDTR %</th>
<th>REDI %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Professional services (Rockville EDTR includes life science and tech)</td>
<td>23.0%</td>
<td>29.0%</td>
<td>32%</td>
</tr>
<tr>
<td>Real estate/insurance</td>
<td>6.0%</td>
<td>12.5%</td>
<td>3%</td>
</tr>
<tr>
<td>Retail</td>
<td>6.0%</td>
<td>11.0%</td>
<td>8%</td>
</tr>
<tr>
<td>Construction</td>
<td>6.0%</td>
<td></td>
<td>3%</td>
</tr>
<tr>
<td>Health (Rockville EDTR includes social services)</td>
<td>22.0%</td>
<td>11.5%</td>
<td>8%</td>
</tr>
<tr>
<td>Restaurants</td>
<td>4.0%</td>
<td></td>
<td>2%</td>
</tr>
<tr>
<td>Personal services</td>
<td>3.0%</td>
<td>8.3%</td>
<td>3%</td>
</tr>
<tr>
<td>Education</td>
<td>2.0%</td>
<td>1.4%</td>
<td>8%</td>
</tr>
<tr>
<td>Social services and membership orgs (may include nonprofits)</td>
<td>7.0%</td>
<td></td>
<td>6%</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>2.0%</td>
<td>2.1%</td>
<td>4%</td>
</tr>
<tr>
<td>Chemical and allied product (may include life sciences)</td>
<td>0.4%</td>
<td></td>
<td>8%</td>
</tr>
<tr>
<td>Technology (no cat except communications SIC codes)</td>
<td>0.5%</td>
<td></td>
<td>11%</td>
</tr>
<tr>
<td>Hospitality (includes restaurants in REDI sample)</td>
<td>0.3%</td>
<td>8.6%</td>
<td>1%</td>
</tr>
</tbody>
</table>

Nevertheless, the three sources confirm that the bulk of Rockville businesses are providing professional services, research and development in life sciences, technology and other fields of interest to government, the primary industry in the DC metropolitan area. In comparison to the SIC sample, the REDI sample is over-represented in professional services, education, manufacturing, life sciences, and technology – all areas of particular interest to the organization. The REDI sample is under-represented in health, real estate, construction and restaurants.

- **Nearly 1/3rd of the businesses who responded to the survey are professional business services.** Slightly more than 10% are technology (61% other, 28% IT sales/support, and only 2 cybersecurity companies). Life science/biotech, health care, retail, and education are 8% each, and 6% are nonprofits. Three to 4% each are manufacturing, construction, personal services, and real estate/insurance. Other includes arts, government and a range of other services.

- **The bulk of the businesses in the survey (64%) are micro-businesses with less than 5 full-time employees, with professional services (71%), technology (72%) and retail (83%) having the most.** A full 82% have less than 20 employees. However, 40% of companies with over 100 employees are professional services.

- **Micro-businesses are not necessarily new businesses:** While 72% of businesses less than 5 years old are micro-businesses, the majority of older businesses - 76% of businesses 6-10 years, 68% 11-20 years, and 51% 21+ years old, are also micro-businesses.

- **The study sample is evenly distributed by age of company, but professional services, other and health/education/nonprofit have more older companies,** with 35% of professional services, 26% of health/education/nonprofit and 37% of other being over 20 years.

- **Bigger companies tend to be older.** Among businesses with more than 20 employees, 53% have operated in Rockville for over 20 years; 64% have been in Rockville for over 10 years. However, micro and small companies are relatively evenly distributed across age of company.

---

2 Figures computed from *Rockville Economic Development Trends Report for 2016*, City of Rockville, P 10. The Rockville EDR report combines professional services, life sciences and technology companies in one category. Health and social services are also one category, as is real estate, finance and insurance. As such, categories are not completely comparable.
Arts: The sample includes four arts organizations (3%). Two are listed as other, one as a nonprofit and one as an entertainment venue.

Ownership

Nearly half of the businesses are woman owned (45%), with 47% of professional services, 67% of retail, 46% of health/education/nonprofit, and 50% of other being woman owned. Technology (33%) and life sciences/biotech (23%) are least likely to be owned by women. Woman owned businesses are also heavily MBE (71%) and/or immigrant (65%).

Micro-businesses are more likely owned by women (74%), minorities (73%), or immigrants (80%), but over half of non-minority owned businesses are micro-businesses (52%). In addition, all of the LGBTBE, 88% of people with disability, and 86% of the veteran owned businesses are micro-businesses.

Small businesses (5-19 employees) include a relatively equal mix of business ownership: 17% WBE, 20% MBE, 20% immigrant, 22% none.

None of the large businesses are W/MBE or immigrant owned.

MBEs: Fully 85% of immigrant owned businesses and 54% of women owned consider themselves MBEs.

Only 11% of woman owned, 20% of MBE, and 30% of immigrant owned businesses are registered with MDOT or Montgomery County as W/MBEs.

Person with Disability or Veteran owned: Five percent of businesses are owned by people with disabilities and 4% by veterans. Person with disability owned businesses are distributed across professional services (6%), technology (11%), health/education/nonprofit (3%), and other (7%). Veteran owned businesses are evenly distributed across all industries. Only 2 veteran or disabled owned businesses are registered with the county or state, and these are both in professional services.

B. Industry Profiles of Major Industries

Professional Services: While 81% of the professional services companies in the sample have less than 20 full time employees, most of the mid-size and largest companies are in this group too. Nearly half are woman owned (47%), nearly 1/3rd minority owned (29%), and 10% immigrant owned. While most of the older companies are in this industry (35% have been in Rockville over 20 years), there is a relatively even distribution of startups (5 years or less) and companies 6-20 years in the City (24% and 26%, respectively). In addition, 16% are not sure how long the business has been operating in Rockville.

Technology: Half are MBEs, 1/3rd women owned, 22% immigrant owned businesses, and 11% person with disability owned. However, only 11% are County or State registered W/MBEs. Only 28% are not owned by a woman or a minority. Other tech primarily includes software, website creation and maintenance and programming. A few companies provide IT staffing, social networking, or other web-based products. All of the IT sales/support, 64% of other tech and half of the cybersecurity companies have less than 5 employees. One other tech company has more than 20 employees. Three-fourths of the IT sales/support companies are startups, with the other two 11 years old or more. The two cybersecurity companies are 11-20 years old. The other IT companies are distributed across age categories, with 55% 6-20 years old.

Life Sciences: These companies are the largest percentage (54%) not W/MBE owned, with 23% each WBE and MBE, and only one company owned by an immigrant. This industry also has a mix of startups (39% 5 years or less) and established businesses over 10 years old (30%), with another 15% 6-10 years old. These are very small businesses: two thirds (69%) have under 5 employees and one company has 5-19 employees; 23% are not sure of the business size.
- **Retail**: Two-thirds (67%) are woman owned, half (50%) are minority owned and 1/3rd (33%) immigrant owned. Only one in three (33%) is not owned by a woman, minority or immigrant. The majority are boutiques or specialty shops. Almost all (92%) have five employees or less and three-fourths have been in business 6 years or more, half over 10 years. Only 16% are start-ups. These represent established specialty retail, primarily woman and minority owned.

- **Health/Education/Nonprofit**: These businesses tend to be older and less likely to be owned by women and minorities. Nearly half (49%) do not have W/MBE or immigrant ownership. Forty-six percent are woman owned, 29% minority owned and only 3 (9%) are immigrant owned. Over half (52%) are more than 10 years old and 63% are older than 6 years. Another 26% are startups. While 66% have less than 5 employees, 12% have more than 50, with 14% 5-19 employees.

### C. Business Concerns and Experience with City Programs and Services

#### i. Business Concerns

Business concerns vary by the type and age of the business:

- **Business development and growth (48%)**: This is a key issue for established companies (6-20 years old), with nearly two-thirds of these companies (64-65%) reporting this problem. It is particularly a problem for micro (54%) and small (45%) businesses, with only 21% of those with more than 20 employees reporting this issue. While business development and growth is a particular challenge for retail (67%), other types of businesses report this problem between 40% and 56% of the time.

- **Funding and startup costs (30%)**: This is especially an issue for startups (44%), compared to nearly 30% (28-29%) for those 6-20 years old and only 7% for older companies. Micro-businesses (39%) are particularly impacted, compared to less than 10% for larger companies. Minority (47%), woman (35%), and immigrant owned (40%) face more funding challenges than non-minority companies (17%). Type of business does not matter significantly on this concern. Since many of the smallest companies are woman and/or minority/immigrant owned, the overlap is unsurprising. This challenge may be due to undercapitalization of woman and minority businesses and the fact that very small companies may not have the assets to qualify for many business funding vehicles.

- **Rising rents and location costs (28%)**: This is a particular issue for established businesses which may be in locations with rising costs, impacting roughly half of retail (50%) and health/education/nonprofits (49%), compared to 8-27% for other types of businesses. It is more likely a problem for middle sized businesses (5-19 employees) (45%) and businesses 6-11 years old (42%).

- **Costs and availability of supplies/materials needed for my business (26%)**: Unsurprisingly, given Covid-related supply chain issues, businesses most impacted by supply and material costs are retail (67%), life sciences (46%), and other (33%), with 20% or less in other categories reporting this problem. Middle size businesses with 5-19 employees (38%) report this most often, but this is the size of some life sciences and retail establishments.

- **Labor-related problems**: The most common labor-related problem is finding qualified workers. Trouble recruiting staff is cited by two in five businesses (40%). A majority of Rockville businesses are locally focused, typically recruiting employees from Rockville and Montgomery County, as well as the surrounding region.

  - **Trouble recruiting staff (40%) and retaining workers (21%)**: This appears to be a major problem for health/education/nonprofits, with 63% reporting trouble hiring staff and 43% having trouble retaining workers. Older (61% of those 11-20 years had trouble recruiting) and larger organizations (63% 20+ employees) that may have a wide range of semi-skilled and low-paid professional staff also report these
issues. These organizations are less likely to be headed by minorities and women, as with the majority of health/education and nonprofit organizations. In addition, 48% of small businesses and 32% of large ones had trouble retaining workers. Given that 80% of health/education/nonprofits reported a negative impact from Covid, these organizations may represent those employing essential workers during the pandemic, a group that have been quitting in high numbers. These organizations may also have difficulty hiring because they can’t compete with professional, technology and other companies with better wages and working conditions.

- **Amenities expected by employees (10%)**: While this issue looms large for real-estate brokers, only a minority of businesses report this problem and there are no significant differences across type of business, age, size or ownership type. The most frequently cited amenities requested are ample parking (59%), access to restaurants and shopping (38%) and parks/open spaces (30%).

### ii. Covid Response

The two major types of organizations impacted negatively by Covid are, unsurprisingly, retail (92%) and health/education/nonprofit (80%). Since most retail shops are specialty shops, they would have needed to pivot dramatically to retain business during the pandemic. As discussed above, both closures and labor-related issues for essential workers would have impacted health/education/nonprofit organizations. While we do see positive impacts for life sciences and immigrant owned businesses, the numbers are small.

### iii. Experience with City Programs and Services for the General Public

The majority of businesses know about Rockville city programs and services for the public, with 71% aware of Rockville services in three categories: public works and park services, parking rules, and City events and promotional activities. More than half know about diversity and inclusion initiatives (59%) and accessibility for people with disabilities (51%). Two-thirds of businesses (67%) are positive about Rockville public works and park services (67%) and City events and promotional activities (64%). One in two are positive about diversity and inclusion initiatives (50%) and accessibility for people with disabilities (47%). Parking drew the most mixed response, with 35% positive, 36% negative and 29% unaware of parking programs and regulations.

Looking at which businesses responded positively to these programs:

- **Accessibility**: Retail (75%) is far and away more likely to report positive experience with accessibility initiatives compared to 38-44% for everyone but health/education/nonprofit (57%).

- **Parks and public works**: Woman owned businesses (75%) are more positive about these services than others (60% each for immigrant/minority, 68% none).

- **Diversity initiatives**: Woman (54%) and immigrant owned (60%) businesses are more enthusiastic about these initiatives than minorities (44%) and none (42%).

- **City events and promotional activities**: Professional services (73%) and health/education/nonprofit (71%) are more positive than other industries (38-63%), and woman owned (75%) are more positive about these events than other ownership types (45-60%).

### iv. Experience with City Zoning and Permitting

Fewer businesses have experience with permitting/zoning (46%), City codes (24%) or the Fast Track program (19%). Other category businesses (33%) are more likely to have negative experiences with permitting and zoning, compared to 14-25% for others. Life sciences (46%) report positive experiences with permitting/zoning.
Technology companies (33%) report positive experiences with the Fast Track program, compared to 8-20% for other types. Technology companies are far more likely (39%) to have used the Fast Track program, compared to 8-30% of others. Most experiences are positive. Life sciences companies are least likely (only 8%) to have experience with Fast Track, but that experience is positive.

v. How Can Rockville Do Better?

When asked how Rockville could improve, businesses report the following:

- Business funding/accommodations/networking (30%)
- Traffic (9%)
- Parking (9%): 41% of professional services, 42% retail, and 40% each of health/education/nonprofit and other businesses have negative experiences with parking. This would track with either businesses that need parking for customers or large entities needing parking both for staff and participants. Life sciences businesses (54%) are much more likely to be positive about parking than others (26-33%). Those in business longer (10 years or more 48-49%), are more likely to be upset about parking, with many of these organizations retail or older, larger health/education/nonprofits or professional services companies. Concerns may be related to the parking requirements, particularly for organizations with larger facilities or for retail.

Those with less than 5 employees (41%) are more likely to have negative views of parking than are larger businesses. For the retail businesses, particularly those near town center, this seems to be related to parking costs.

- Reduce cost of living (6%) and/or housing costs (9%)
- Access to real estate that small businesses could buy/rent at affordable prices (6%)
- Lower taxes (6%)
- Quality of retail businesses (8%): Attract more desirable anchor stores, complementary businesses, or diverse businesses.
- Public transportation (6%)
- Safety and related issues (3%)
- Clearer vision and image for Rockville itself, better marketing for the City: This issue was mentioned multiple times in other reasons and in other open-ended questions.

D. Why Choose Rockville and the MaxDiff Results

Businesses are enthusiastic about Rockville, valuing its location in both Montgomery County and the greater DC metro area, its amenities, its highly educated, affluent workforce, good schools, diversity and general quality of life. Rockville as a place is appreciated as business friendly and for its small town feel despite its diversity and wide array of shops and services. However, the good things about Rockville are muted by the rising cost of living for both residents and businesses, as well as traffic and other challenges of a growing community. MaxDiff analysis showed that Rockville’s key competitor is Northern Virginia, with the two virtually tied as desirable places to locate a business. Frederick is a distant contender, with a desirability score half that of Rockville’s.

i. Why Choose Rockville to Locate Your Business?

Many Rockville businesses are owned by City residents, people already familiar and often enthusiastic about Rockville. Business owners value the City’s diversity, educated, affluent labor and customer base, amenities and
infrastructure, business climate and general quality of life. Many appreciate Rockville’s location near the federal government and other complimentary industries.

When asked to pick from a list of attributes which might attract a business to a locality, the primary reasons for choosing Rockville include:

- **Owner/key personnel live in Rockville (43%)**: Slightly less than half of businesses report that the owner or other key personnel live in Rockville. This is more likely to be true for micro-businesses (47%) and small businesses (41%), compared to 21% for those with more than 20 employees. More established businesses (65% 11-20, 44% 21+ years in businesses) are more likely to be owned by someone from Rockville, but 39% of start-ups are owned by Rockville residents. Woman owned businesses (44%) are more likely to be owned by a resident, but 31-40% of other owner types live in Rockville.

- **Good customer base for my business (39%)**: This is particularly true for health/education/nonprofits (49%) and other businesses (47%). There are no significant differences across any other categories.

- **Near other businesses needed to conduct my business (27%) or community of businesses located here (25%)**: These two reasons represent similar needs – the desire to be near a cluster of similar or complimentary businesses or sponsors to facilitate activities. Being near other businesses is particularly important for professional services (37%) and technology (33%) businesses and those over 20 years old (37%). Communities of similar businesses are particularly important for technology companies (44%), startups (44%) and minority businesses (35%).

- **Good labor pool for my business (23%)**: Rockville’s educated workforce provides a good labor pool particularly for technology (39%) and life sciences (46%). The labor pool is important for companies with more than 20 employees (42%), compared to 21% for smaller organizations. This is important for startups (25%), as well as companies in business 11-20 years (32%) or more than 20 (23%).

When asked to share their thoughts on advantages to Rockville, location, diversity, business climate and a number of quality-of-life related attributes are mentioned:

- **Location/DC Metro area (31%) and public transit/highways/airports (14%)**: Rockville’s location is particularly attractive to professional services, life sciences, and health/education/nonprofits, although a range of companies valued the location. Four elements seem central to valuing Rockville’s location:
  - **Proximity to the Washington DC metro area, with the federal government and other organizations which are customers or collaborators for these businesses.**
  - **Near major roads, metro, and three airports, and ease of getting to highways/metro**: However, businesses also comment on the traffic and metro challenges.
  - **Rockville’s centrality in the County**: The fact that Rockville is an incorporated City, centrally located in the County and with County government services offered nearby is convenient for both business customers and employees. Several businesses comment that employees could live farther north where housing was less expensive, but still easily come to work in Rockville.
  - **Range of services, shops, etc. needed by both businesses and their employees.**

- **Business climate/composition (20%)**: Businesses from industries across the board appreciate the business climate in Rockville. They note two main advantages:
Government, REDI and other business services are supportive and friendly to both small and large businesses: This includes business development programs for small business, incubator programs and a strong Chamber in addition to REDI. Government is appreciated as business friendly.

Community of businesses in the same or complementary fields: Businesses in life sciences and technology particularly note that a concentration of businesses in their field is helpful, but professional services and other business types also appreciate the presence of a friendly business community.

- **Diversity (13%)**: Companies value Rockville’s diversity of residents, workforce, and in the business community itself. Sometimes, the diversity of community is linked to Rockville’s proximity to the diversity of the DMV as a whole. While it is mentioned by organizations from all business types, those with either an international focus or owned by immigrants/minorities and arts organizations particularly value diversity.

- **Quality of life (11%)**: Rockville is valued as a diverse, educated, upper-middle class community which is also quiet and has a small-town atmosphere. Safety and a comfortable environment are also appreciated. For retailers and personal service providers offering high-end products and wellness services, Rockville feels like a good environment to find customers.

- **Amenities and infrastructure (10%) and restaurants/shopping/activities (6%)**: Many people mentioned both of these categories together. Amenities means a wide array of things, from cultural/sports activities, shops, restaurants and services to amenities specifically needed by a business such as tech infrastructure. The particular amenities depend on the focus of the business, and often the types of amenities valued are not noted.

- **Client/customer base (9%)**: Valuing the client/customer base means different things depending on the type of organization:
  - For professional services, life sciences and technology companies, Rockville is valued for its proximity to NIH, government agencies, Washington DC, and other firms involved in the same industry.
  - For specialty retail, personal services, and organizations offering education, training and health services, Rockville has affluent, educated residents likely to be interested in these products and services.

- **Other (11%)**: The other category includes both general appreciation for Rockville and specific characteristics business owners like. It also includes several complaints about how recent development has changed the City and made it less affordable. Most frequent comments in the other category focus on:
  - Rockville as generally a great place to live or a place with everything.
  - Owners or respondents live close to their office.
  - Rockville is comparatively more affordable than other localities.
  - Good schools.

**ii. MaxDiff Analysis**

In order to gain insight into which attributes are most important when considering potential places to start or relocate a business, and to develop a Desirability Index for Rockville versus select competitive markets, the MaxDiff technique was used. MaxDiff uses tradeoff methodology and logit modeling to compute the importance levels for each feature tested. The performance of each market on the various attributes is then assessed, and a Desirability Index using both importance scores and performance scores is then developed.
For this exercise, a total of ten attributes were tested. Respondents were presented with six screens, each of which presented a random mix of 5 of these 10 attributes. Respondents were asked to choose the most important and the least important attributes of the 5 presented on each screen.

A key advantage that the MaxDiff method offers is the ability to quantitatively rank the importance of features and make statements such as Attribute A is twice as important as Attribute B. The Desirability Index is developed by utilizing the weighted performance ratings of each market.

The findings of the MaxDiff exercise provide insights to aid in strategic decision making, inform messaging to promote Rockville as a desirable choice for businesses to relocate or expand, and measure perceptions of the City against key competitors.

The Desirability Index is calculated using a methodology similar to a Net Promoter Score, whereby the ‘net’ of Top 3-Box minus Bottom 3-Box ratings is calculated for each of the attributes. Those net ratings are then weighted based on the MaxDiff importance scores, and an overall index score is computed.

This approach factors in both promoters and detractors, ignoring the neutral middle segment, and weights performance scores by the importance scores from the MaxDiff exercise, rather than treating all attributes as equal.

iii. Understanding Rockville Business Survey’s MaxDiff Results

The MaxDiff results from this study show that the overall cost of living is the most important consideration when choosing a location for a business (19.3 importance score), followed closely by the availability of a talent pool with a relevant skill set (18.7).

Quality of utilities, broadband and public transit (16.6) also stands out in importance and ranks third as a factor in the choice of a business location.

Existing commercial real estate (11), while only about half as important as overall cost of living, easily outranks the rest of the remaining attributes. For instance, it’s nearly twice as important as having amenities near the office (7).

Parks, leisure and cultural options, environmental sustainability, and access to childcare rank last and exert far less influence on the consideration decision than the more heavily weighted factors.

Combining the survey responses of why businesses choose Rockville and the MaxDiff results paints a picture that reflects Rockville’s recent history and current conditions. Rockville’s central business district has undergone significant redevelopment in the last 25-30 years, changing a small town downtown into a cluster of high rises and adding more housing and business density. During the same time, the cost of living has increased significantly throughout the DMV and particularly in Montgomery County, turning Rockville from a middle-class community in an educated, diverse county into one with an increasing cost of living that prices out less prosperous new and established residents for housing. Our findings suggest that the costs of commercial real estate, particularly for small businesses, have become a concern for some Rockville businesses.

Given that nearly half of Rockville business owners are residents who may have witnessed these changes, rising cost of living is clearly a negative change that impacts their perception of Rockville as a place to live and do business. For those trying to attract low to moderate wage employees, particularly the older, established retail and health/education/nonprofit organizations, the rising costs of housing and other living costs would negatively impact Rockville as a desired location. For this reason, Rockville rates slightly lower than Northern Virginia as the best place to locate a business.
Leaving aside these cost-of-living issues, Rockville is clearly a desirable place to live and do business. Both the MaxDiff ratings and comments in other sections describe a highly desirable place to live and work with diversity, amenities, good schools and an educated workforce. For several industries, Rockville provides a community of similar businesses or a cluster of complementary businesses near important government and private sponsors. More importantly, Rockville is a desirable community with a small town feel strategically located within the national center for government and government-sponsored research/development. Its diversity is clearly valued by businesses but may not be well known outside of the community.

On most measures, ratings for Northern Virginia and Rockville are similar. Virginia has a reputation for lower wages and taxes, and Northern Virginia may still have some remaining affordable housing, all impacting cost of living somewhat. However, the same economic pressures and traffic issues facing the entire DMV also impact Northern Virginia. The potential availability of more affordable commercial real estate may also impact these ratings.

Frederick is an entirely different market. It is considered outside the traditional DC metro area, without the benefits of Montgomery County schools, infrastructure, and amenities. The affluent, educated workforce and customer bases offered by Rockville are also less likely to live in Frederick. Given traffic, it is on the edge of easy access to government offices in DC or Northern Virginia and does not have the significant clusters of government entities or comparable firms located in Rockville and other Montgomery County locations. The lower cost of living does not outweigh all of these deficits.

E. REDI Awareness, Use and Response to Services

i. Awareness and Use of REDI Services:

Nearly two-thirds of businesses are aware of REDI (62%) and 80% of these have some knowledge of REDI services. Awareness is highest for the MWBC (61%) and Small Business Assistance (54%), although only a modest majority are aware of these services.

Awareness levels are much lower for the other services, especially Tenant Attraction Assistance and Location Intelligence. Collectively, these findings signal an opportunity for more outreach and marketing of the various services that REDI offers.

Overall, nearly one-third (30%) of businesses in this sample have used REDI Services. Among those aware of REDI, one in two have used at least one of the services (48%).

- **The MWBC has both the highest awareness and usage levels of the various services offered by REDI:** Six in ten know about the service (61%), and one in three have used it (31%). Nearly three-quarters (73%) of woman owned businesses are aware of the women’s resource center, and an even greater percent of minority owned (79%) and immigrant owned (77%) businesses have heard of this center. In comparison, less than half (49%) of those with none of these status markers are aware of the center.

- **Although awareness is also high for Small Business Assistance (54%), usage is a distant second to the MWBC (14%):** Retail (75%) and other (70%) businesses are most likely to know about small business assistance, compared with 57% of professional services, 28% of health/education/nonprofits, and 44% of other categories. Since industries like retail are all small businesses and more professional services, health/education/nonprofit organizations are larger, it is likely that the categories with more small businesses would be more familiar with this service. Since retail businesses tend to be established Rockville enterprises, it is unsurprising that these categories would be most aware of this service.

- **The next most-used service is Market Data & Demographic Information, with about one in ten of those aware of REDI availing themselves of this service (9%):** Market and demographic data are used more often
by professional services and health/education/nonprofit organizations that would need them for their projects or services.

- **Tourism/marketing**: Surprisingly, professional services (34%), other (30%) and health/education/nonprofits (28%) are more likely to know about tourism marketing, with only one business each in retail, technology and life sciences aware of these initiatives.

- **Usage of services**: REDI services are used by more established businesses, with 71% of established businesses 11-20 years old who know about REDI services using at least one service. Retail businesses, most of which are established Rockville institutions (75%), and immigrant owned businesses (77%) are most likely to use REDI services, but over half of woman owned (59%) and minority owned (61%) businesses that found out about a service used it. Notably, 58% of the handful of businesses that had a negative response to REDI in general, and 13% with a neutral response, had used REDI services.

**ii. Interested in Learning More about REDI Services**

Two-thirds (67%) of technology and retail businesses are interested in learning more about small business assistance, with 70% of these startups (1-5 years). Woman owned (63%), minority (71%) and immigrant owned (75%) businesses showed more interest in learning about REDI services than businesses with no certifications.

- **Small business assistance fund**: 72% of those interested in knowing more are startups, with 65% woman owned and 53% minority owned.

- **Market and demographic data**: While numbers are too small for meaningful statistics, professional services and health/education/nonprofits are more likely to express interest, with two-thirds (67%) micro-businesses, 59% woman owned, 48% minority owned. These would be small companies without access to data through other sources.

- **MOVE/Expansion grant**: Interest is spread across all business types, but 73% are startups, 68% woman owned, 61% minority owned.

- **Location intelligence, Rockville tourism marketing, and tenant attraction assistance**: Micro-businesses are also interested in location intelligence, Rockville tourism marketing and tenant attraction assistance.

**iii. Impressions of REDI**

Nearly two thirds (61%) of businesses aware of REDI view it favorably. Only 12 businesses who are aware of REDI view it unfavorably (12%), with four of these in the professional services and four in the other category. Nearly 3/4ths (71%) of those who have actually used a service are favorable, with 15% negative and 13% neutral. The majority of businesses with negative experience with REDI services have less than five employees (58%) and three-fourths are woman owned. Unfavorable responses to REDI services seem to be tied to lack of resources for the type of business, particularly smaller and newer businesses.

There is a substantial Neutral segment (23%), which may reflect only a general awareness of the organization. Neutral responses often came from nonprofits.

While a majority of woman owned businesses have a good impression of REDI (57%), this segment is also the most likely to have an unfavorable impression compared with other segments (18% vs. 12% overall). The women’s resource center has the most use, but also the most negative responses with 61% favorable, 16% unfavorable and 19% neutral.
iv. Ways REDI Could Improve or Expand

- **Help with marketing/networking (17%)**: All types of businesses, across size, age and ownership type want more networking and marketing assistance:
  - **Networking**: Businesses in all categories call for more networking opportunities, both with other businesses and with the City or other potential sponsors like government entities. This may in part be a call for a return to in-person events rather than virtual. Businesses also ask for mentoring and assistance with business development and government proposal writing, presumably from other business owners or retired business owners, as well as REDI staff.
  - **Marketing support**: Several businesses, particularly retail businesses, want help from REDI with general promotion, social media and online marketing. About half of these businesses are focused on shop local or Town Center, the rest are focused on other issues.

- **Help with funding/grants/incentives (11%)**

- **Mentoring/training (9%)**: A number of companies want mentoring and training, although finding the time for training is a challenge. Looking at different times and platforms for training might be advised.

- **Promote local business (7%)**

- **Support for home-based, virtual or hybrid businesses (4%)**: Businesses also want REDI to recognize and support home-based, virtual or hybrid businesses with programs, social networking and other supports.

- **Other key issues (17%)**
  - **Help finding affordable locations and co-working space**: Both large and small businesses want help finding new or additional locations with affordable rent and parking. Larger companies want to downsize because they transitioned to a hybrid format, while smaller businesses that are being displaced or want to grow want help finding new locations. Co-working space for remote workers is also requested.
  - **Help gaining access to university resources**: Life sciences and professional services industries want REDI to help them partner with university resources to access supports they need to successfully run for-profit businesses.

IV. RECOMMENDATIONS AND NEXT STEPS IN THE RESEARCH

A. Recommendations

Based on our analysis of the business survey and preliminary results from the stakeholder and broker focus groups, we suggest the following action items for REDI:

- **Expand networking, mentoring and introduction to sponsors targeted toward different groups**: The most frequent request from REDI is for more networking and mentoring opportunities, followed by help with funding/grants/incentives, mentoring/training and promoting local business. This may be a call for a return to in-person events, but more frequently it involves targeted activities for different types of businesses, startups, and smaller businesses. A combination of large group events and either small group or one-on-one mentoring/introduction activities is recommended.

- **Target support for micro and small businesses**: Given their prevalence in Rockville, addressing the needs of micro and small businesses, including virtual, home based and hybrid businesses, could be an important goal for REDI.
Micro and small business are eager to learn more about Small Business Assistance.

Micro and small companies use Market and Demographic Data and would like more access and assistance gaining access to university research resources. Smaller organizations who cannot afford their own subscriptions to library and data resources would appreciate assistance using REDI data and help facilitating partnerships with local colleges and universities from REDI to gain access to university resources like libraries and statistical data. A few also expressed interest in help facilitating connections for interns and training.

Outreach to micro-businesses for Location Intelligence, Rockville Tourism Marketing and Tenant Attraction Assistance: Micro-businesses express interest in these services.

Explore programs for home based, virtual and hybrid businesses: Requests for assistance for home-based or virtual businesses include financial and business development assistance, co-working space, networking and other assistance.

Developing a community of businesses for micro and small businesses: Businesses in these categories are particularly interested in networking opportunities and other ways to develop a community of businesses doing similar or complementary work. They are also interested in REDI assistance with marketing and connecting with government sponsors.

- Research how the Maryland Women’s Business Center (MWBC) can best serve the needs of WBEs in Rockville and adjust programs as needed. The Center is clearly a valued resource for WBEs but also drew the most negative responses.

- Work with the City and developers to generate more affordable real-estate and co-working spaces for small and micro-businesses, established health/education/nonprofits and retail: Businesses call for both affordable rents and commercial real estate that small businesses could afford to buy.
  - Co-working spaces: Some businesses ask for more co-working space for home based or virtual businesses or those downsizing as employees work from home.
  - MOVE/Expansion Grant: Interest in learning more is spread across all business types, but 73% are startups, 68% woman owned, 61% minority owned.

- Work with the City and developers to develop workforce housing to make Rockville more affordable and attract employees: Business owners generally expressed concern about the rising cost of living in Rockville, citing this as a major drawback for the City. Housing costs are a major concern often mentioned. Some industries saw the cost of living and housing costs as a challenge attracting and retaining workers. Working with business owners and the City on programs to develop more workforce housing – targeted for those essential workers in mid-level income positions who work in the City, could improve Rockville’s desirability as a business location and address some of the trouble finding workers.

- Promote Rockville’s diversity, business and community culture, amenities and educated, affluent population throughout the larger region: The diversity and range of amenities of Rockville appear to be little known outside the City. Business owners and stakeholders both recommend that Rockville better market these features and develop a better/clearer vision of itself and its future.

B. Suggestions for Next Steps in the Research Process

- Given the number of micro-businesses in the sample, conduct a focus group with this size business. Perhaps focus on professional, scientific and technical businesses.
- Ask about the Women’s Resource Center and WBE’s ideas about how it can best serve their needs.
- Since most of the retail businesses in the sample are established specialty stores and few restaurants participated, recruiting some focus group participants from outside of the business sample to get franchises and more restaurants may be needed.
Objectives and Methodology

Objectives
As Rockville’s nonprofit economic development organization whose goal is to support businesses in the city, REDI commissioned this study in order to:

- Identify current pressing business needs that could be addressed by REDI or the City
- Understand the desirability of Rockville as a business location versus key competitors
- Inform businesses about REDI and the resources it provides
- Facilitate business networking opportunities and create ongoing relationships

Sampling
✓ Rockville-Based Businesses
  • The sample of 7,985 contacts was procured from REDI’s internal business lists (n=5,380) and from Dun & Bradstreet Hoover’s database (n=2,107 business owners/executives and 498 admin-level contacts)
  • The survey was also promoted by REDI allies and partners on social media sites and via networking
  • Home-based businesses excluded from study

✓ Study Sample: 159 total completes
  • 138 completes via emailed invitations
  • 21 completes via social media and networking

✓ Credibility Interval: +/-8 percentage points
✓ Response Rate: 2%

Methodology
✓ Online Survey
  • Invitations with passworded links to the survey were emailed to all list contacts, with weekly reminders
  • A generic link to an identical survey was shared with REDI allies and partners for distribution

✓ Field Period
  • May 5 – July 5, 2022

✓ Average Length of Interview
  • 13 minutes

✓ Incentive
  • Random drawing for one Grand Prize of a $100 prepaid Visa card plus a suite of free REDI services
  • Random drawing for one of four $100 prepaid Visa cards
KEY TAKEAWAYS

The Rockville Business Survey is part of a multi-methods needs assessment for REDI focused on business needs and commercial real-estate issues in Rockville in 2021-2022. The project includes interviews and focus groups with key stakeholders in addition to the business survey. This interim report details results from the business survey, and is accompanied by a narrative Executive Summary that synthesizes the findings in a wider discussion and includes some insights from the focus groups and interviews as appropriate.
Key Takeaways

- Businesses that responded to the survey are primarily small businesses. Eight in ten (82%) employ less than 20 people, with nearly two out of three (64%) being micro-businesses with less than 5. Micro-businesses span the age range and are the majority of businesses in most industries. Given their prevalence in Rockville, addressing the needs of micro and small businesses, including virtual, home based and hybrid businesses, could be an important goal for REDI.

  ➢ **Although awareness is high for REDI Small Business Assistance (54%), usage is a distant second to the MWBC (14% vs. 31%).** Retail (75%) and Other (70%) are most likely to know about Small Business Assistance, followed by professional services (57%). Awareness is lowest for health/education/nonprofits (28%).

  ➢ **Micro and small business are eager to learn more about Small Business Assistance.** 72% of those interested in knowing more are micro businesses, 63% are woman owned, 71% minority owned and 75% immigrant owned.

  ➢ **Micro and small companies use Market and Demographic Data and would like more access.** Two-thirds (67%) have less than 5 employees, 59% are woman owned, 48% minority owned. These would be small companies without access to data through other sources. Businesses with similar profiles also want help from REDI gaining access to university resources.

  ➢ **MOVE/Expansion Grant:** Interest in learning more is spread across all business types, but 73% are start ups, 68% woman owned, 61% minority owned.

  ➢ **Micro-businesses:** The smallest businesses are also interested in Location Intelligence, Rockville Tourism Marketing and Tenant Attraction Assistance.

  ➢ **Home based, virtual and hybrid businesses ask for assistance.** Requests for assistance for home-based or virtual businesses came from 4% of businesses. This includes financial and business development assistance, co-working space, networking and other assistance.
Key Takeaways (cont’d)

• The most frequent request from REDI is for more networking and mentoring opportunities (17%), followed by help with funding/grants/incentives (11%), mentoring/training (9%) and promoting local business (7%).

• Rockville is highly valued for its centrality in Montgomery County and the greater DC metro area with access to major roads and public transportation, small town feel, business friendly environment, and diversity of people, amenities, shops/restaurants. Yet the diversity and range of amenities of Rockville appear to be little known outside the city. Business owners and stakeholders both recommend that Rockville better market these features and develop a better/clearer vision of itself and its future.

• Key reasons that Rockville is a desirable location vary depending on the type of business. Nearly half (43%) chose Rockville because the owner or key staff lived there.
  ➢ **Good customer base for my business (39%).** This is particularly true for retail (49%) and “other” businesses (47%). There are no significant differences across any other categories.
  ➢ **Near other businesses needed to conduct my business (27%) or community of businesses located here (25%).** These two reasons represent similar needs – the desire to be near a cluster of similar or complimentary businesses or sponsors to facilitate activities. Being near other businesses is particularly important for professional services (37%) and technology (33%) businesses and those over 20 years old (37%). Communities of similar businesses are particularly important for technology companies (44%), start ups (44%) and minority businesses (35%).
  ➢ **Good labor pool for my business (23%).** Rockville’s educated workforce provides a good labor pool particularly for technology (39%) and life sciences (46%).
Key Takeaways (cont’d)

- The largest group of organizations includes professional services, life sciences, and technology, together encompassing 51% of the companies responding to the survey. Nearly one-third (32%) of these businesses are in professional services, including 81% with less than 20 employees, but most of the mid-sized and large companies in the survey sample too. These organizations had a different set of needs and concerns than other types of businesses in the survey.
  
  ➢ **Developing a community of businesses:** Businesses in these categories are particularly interested in networking opportunities and other ways to develop a community of businesses doing similar or complementary work. They are also interested in REDI assistance with marketing and connecting with government sponsors.

  ➢ **Access to data and assistance gaining access to university research resources.** These businesses particularly value the demographic and other data available through REDI. In particular, the smaller organizations look for assistance connecting with universities to gain access to library resources and other data held by these institutions. A few also expressed interest in help facilitating connections for interns and training.

- Nearly half of the businesses are woman owned (45%), with 47% of professional services, 67% of retail, 46% of health/education/non profit, and 50% of other being women owned. Technology (33%) and life sciences/biotech (23%) are least likely to be owned by women. Woman owned businesses are also heavily MBE (71%) and/or immigrant (65%).

  ➢ The Maryland Women’s Business Center (MWBC) is clearly a resources for WBEs, with nearly three in four (73%) aware of this resource. The MWBC has the most use of all REDI services, but also drew the most negative responses. Nearly two-thirds (61%) of those aware of the MWBC view it favorably, with 16% unfavorable and 19% neutral. These statistics suggest REDI might focus on learning how this resource center can best serve the needs of WBEs in Rockville.
Key Takeaways (cont’d)

- **Business development and growth and funding/start up costs are the major concerns for Rockville businesses, particularly micro and small businesses.** Exploring ways to better serve the smallest businesses appears an important concern.

- **Affordable real-estate for small and micro-businesses, established health/education/non-profits and retail needed:** Businesses call for both affordable rents and commercial real estate that small businesses could afford to buy. Several commented that they had moved out of Rockville to more affordable places north of the city because they could only rent in Rockville. Established retail and health/education/nonprofits of all sizes complain about rising rents. Some ask for more desirable locations they can afford. Still others ask for co-working space for home based or virtual businesses or those downsizing as employees work from home.

- **Address cost of living and develop workforce housing to make Rockville more affordable and attract employees:** Business owners generally expressed concern about the rising cost of living in Rockville, citing this as a major drawback for Rockville. Housing costs are a major concern often mentioned. Those seeking more workers, particularly retail and those in health/education/non-profits that hire essential workers paid less than the professional services and technical workers in other industries, saw the cost of living and housing costs as a challenge attracting and retaining workers. Working with business owners and the city on programs to develop more workforce housing – targeted for those essential workers in mid-level income positions who work in the City could improve Rockville’s desirability as a business location and address some of the trouble finding workers.
Key Takeaways (cont’d)

- The majority of businesses know about and like Rockville city programs and services for the public. Fewer have reason to know about Rockville permitting and regulations, but those who have used Fast Track view it positively. Nearly 3/4ths (71%) are aware of Rockville public works and park services, parking rules, and city events and promotional activities, 59% diversity and inclusion initiatives, and 51% accessibility for people with disabilities. Parking is the major concern of local businesses, with 35% positive, 36% negative and 29% unaware of parking programs and regulations.

- Trouble recruiting staff and retaining workers particularly a major problem for health, education and non-profits (63%), particularly the older and larger organizations that may have a wide range of semi-skilled and low paid professional staff. In many cases, this appears to be linked to the cost of living.

- Amenities expected by employees reported as a problem by 10% of businesses. There is no significant differences across type of business, age, size or ownership type. The most frequently cited amenities requested are ample parking (59%), access to restaurants and shopping (38%) and parks/open spaces (30%).
I. BUSINESS NEEDS AND CONCERNS
Not surprisingly, the top challenge faced by Rockville businesses is finding revenue and growth opportunities (48%).

While business development is the top concern for one in every two businesses (48%), sizeable segments have also experienced challenges with funding or startup costs (30%), rising rents or other location issues (28%) and/or the cost or availability of supplies and materials (26%).

A variety of other challenges are cited by about one in ten each. Another one in ten report no challenges.

Many of the “other” business challenges mentioned echo the closed-ended categories, such as finding affordable/suitable commercial space and finding needed sources of funding.

The single largest “other” challenge centers around hiring and staffing issues.
## Top Challenges by Key Subgroups

**More Likely to Have Experienced Challenges**

<table>
<thead>
<tr>
<th>Category</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Biz Development and Growth Opportunities</td>
<td>48%</td>
</tr>
<tr>
<td>Retail</td>
<td>67%</td>
</tr>
<tr>
<td>&lt;5 employees</td>
<td>54%</td>
</tr>
<tr>
<td>5-19 employees</td>
<td>45%</td>
</tr>
<tr>
<td>6-10 years</td>
<td>64%</td>
</tr>
<tr>
<td>11-20 years</td>
<td>65%</td>
</tr>
<tr>
<td>Minority owned</td>
<td>56%</td>
</tr>
<tr>
<td>Immigrant owned</td>
<td>60%</td>
</tr>
<tr>
<td><strong>Funding or Startup Costs</strong></td>
<td>30%</td>
</tr>
<tr>
<td>&lt;5 Employees</td>
<td>39%</td>
</tr>
<tr>
<td>1-5 years</td>
<td>44%</td>
</tr>
<tr>
<td>Minority owned</td>
<td>47%</td>
</tr>
<tr>
<td>Immigrant owned</td>
<td>40%</td>
</tr>
<tr>
<td>Woman owned</td>
<td>35%</td>
</tr>
</tbody>
</table>

**More Likely to Have Experienced Challenges**

<table>
<thead>
<tr>
<th>Challenge</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rising Rents or Other Location Issues</td>
<td>28%</td>
</tr>
<tr>
<td>Retail</td>
<td>50%</td>
</tr>
<tr>
<td>Health/Education/Non profit</td>
<td>49%</td>
</tr>
<tr>
<td>5-19 employees</td>
<td>45%</td>
</tr>
<tr>
<td>11-20 years</td>
<td>42%</td>
</tr>
<tr>
<td>Cost/Availability of Supplies and Materials</td>
<td>26%</td>
</tr>
<tr>
<td>Retail</td>
<td>67%</td>
</tr>
<tr>
<td>Life Sciences</td>
<td>46%</td>
</tr>
<tr>
<td>5-19 employees</td>
<td>38%</td>
</tr>
</tbody>
</table>

*Base=All Respondents; n=159*

Q11. Which of the following, if any, have been challenges for your business? (Select all that apply)
“Other” Business Challenges – Verbatims

**Labor-Related**
- Qualified labor
- Talent
- Skilled labor shortage, rising wages
- Staffing
- Hiring
- Independent contractor challenges nationwide
- Local hiring of qualified staff
- Obtaining and retaining workers
- Pandemic and switch to a remote workforce
- Qualified help and support from the local community
- DEI hiring practices

**Commercial Space-Related**
- Affordable lab space
- Office space
- Suitable laboratory space
- Basic tenant improvements
- Building maintenance issues

**Funding and Cost-Related**
- A stronger safety net
- I need capital to continue growing
- Inflation
- Raising venture capital
- Taxes

**Miscellaneous**
- Bike racks
- Homelessness, begging, vagrancy
- Identified in local listings
- Lack of retail
- Legal structuring prior to start up
- Less traffic and more kindness to elderly people
- Personal mentor
- Reception services.
- Regulation especially covid
- Covid restrictions
- Running a business while employed full-time elsewhere
- Towing law
- Traffic

Base=All Respondents; n=159  
Q11. Which of the following, if any, have been challenges for your business? (Select all that apply)
The most common labor-related problem is finding qualified workers. Trouble recruiting staff is cited by two in five businesses (40%).

More Likely to Have Encountered Labor-Related Problems

<table>
<thead>
<tr>
<th>Problem</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trouble Recruiting Staff</td>
<td>40%</td>
</tr>
<tr>
<td>Health/Education/Non Profits</td>
<td>63%</td>
</tr>
<tr>
<td>20+ Employees</td>
<td>63%</td>
</tr>
<tr>
<td>11-20 Years</td>
<td>61%</td>
</tr>
<tr>
<td>Non-Certified businesses</td>
<td>49%</td>
</tr>
<tr>
<td>Retaining Workers</td>
<td>21%</td>
</tr>
<tr>
<td>Health/Education/Non Profits</td>
<td>43%</td>
</tr>
<tr>
<td>5-19 Employees</td>
<td>48%</td>
</tr>
<tr>
<td>20+ Employees</td>
<td>32%</td>
</tr>
<tr>
<td>Finding Training Programs</td>
<td>8%</td>
</tr>
<tr>
<td>5-19 Employees</td>
<td>24%</td>
</tr>
<tr>
<td>1-5 Years</td>
<td>19%</td>
</tr>
<tr>
<td>Woman Owned</td>
<td>13%</td>
</tr>
<tr>
<td>Minority Owned</td>
<td>13%</td>
</tr>
</tbody>
</table>

“Other” labor-related problems include:
- Covid-related layoffs, restrictions, and remote work
- Lack of funds to hire help
- Increases in salaries and benefits

More Likely to Have Encountered Labor-Related Problems

<table>
<thead>
<tr>
<th>Category</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trouble Recruiting Staff</td>
<td>40%</td>
</tr>
<tr>
<td>Retaining Workers</td>
<td>21%</td>
</tr>
<tr>
<td>Amenities expected by employees</td>
<td>10%</td>
</tr>
<tr>
<td>Finding needed training programs</td>
<td>8%</td>
</tr>
<tr>
<td>Other</td>
<td>6%</td>
</tr>
<tr>
<td>None</td>
<td>42%</td>
</tr>
</tbody>
</table>

Base=All Respondents; n=159
Q12. Has your company encountered any labor-related problems in the past 5 years? (Select all that apply)
Covid had a negative impact on 7 in 10 Rockville businesses. Of note is the 1 in 7 who said their business experienced a positive impact.

**Impact of Covid on the Business**

- Major negative: 28%
- Some negative: 43%
- No impact: 11%
- Some positive: 11%
- Large positive: 3%
- Not sure: 4%

**More Likely to be Negatively Impacted by Covid**

- Major/Some Negative Impact: 70%
- Retail: 92%
- Health/Education/Non Profit: 80%

**More Likely to be Positively Impacted by Covid**

- Large/Some Positive Impact: 14%
- Life Sciences/Biotech: 31%
- Immigrant owned: 30%

Base=All Respondents n=159
Q15. How has Covid-10 impacted your business?
II. EMPLOYEE-RELATED ISSUES
A majority of Rockville businesses are locally focused, typically recruiting employees from Rockville and Montgomery County, as well as the surrounding region.

**Employee Recruitment Areas**

- **Rockville & Montgomery County**: 58%
- **Regionally**: 45%
- **Nationally**: 25%
- **Globally**: 12%

**More Likely to Have National or Global Reach**

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>National</td>
<td>25%</td>
</tr>
<tr>
<td>Technology</td>
<td>44%</td>
</tr>
<tr>
<td>Life Sciences/Biotech</td>
<td>54%</td>
</tr>
<tr>
<td>20+ Employees</td>
<td>58%</td>
</tr>
<tr>
<td>6-10 Years</td>
<td>44%</td>
</tr>
<tr>
<td>Global</td>
<td>12%</td>
</tr>
<tr>
<td>Technology</td>
<td>28%</td>
</tr>
</tbody>
</table>

Base=All Respondents n=159
Q14. From where does your company typically recruit employees? (Select all that apply)
The single most important amenity to attract and retain employees is the availability of parking. Access to shops and restaurants and parks or open spaces rank 2nd and 3rd.

**Most Important Amenities For Employees (Top 2-Box)**

<table>
<thead>
<tr>
<th>Amenity</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ample parking</td>
<td>59%</td>
</tr>
<tr>
<td>Easy access to shopping and restaurants</td>
<td>38%</td>
</tr>
<tr>
<td>Parks/open spaces</td>
<td>30%</td>
</tr>
<tr>
<td>Cafeteria or restaurant in building</td>
<td>18%</td>
</tr>
<tr>
<td>Gym/rec facilities in building or nearby</td>
<td>14%</td>
</tr>
<tr>
<td>Rooftop lounge/space</td>
<td>11%</td>
</tr>
</tbody>
</table>

Other amenities mentioned include:
- Remote/flexible work option
- Close to metro/highways
- Enhanced work space
- Benefits and wages
- Walking/biking areas
- Training/learning opportunities
- Better Wi-Fi/internet

**More Likely to Consider Amenity Important**

<table>
<thead>
<tr>
<th>Amenity</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking</td>
<td>59%</td>
</tr>
<tr>
<td>Retailers</td>
<td>75%</td>
</tr>
<tr>
<td>20+ Employees</td>
<td>84%</td>
</tr>
<tr>
<td>Access to Shops and Restaurants</td>
<td>38%</td>
</tr>
<tr>
<td>Professional Services</td>
<td>49%</td>
</tr>
<tr>
<td>20+ Employees</td>
<td>68%</td>
</tr>
<tr>
<td>21+ Years</td>
<td>51%</td>
</tr>
<tr>
<td>Parks and Open Spaces</td>
<td>30%</td>
</tr>
<tr>
<td>Retail businesses</td>
<td>58%</td>
</tr>
<tr>
<td>Cafeteria or In-house Restaurant</td>
<td>18%</td>
</tr>
<tr>
<td>Professional Services</td>
<td>25%</td>
</tr>
<tr>
<td>20+ Employees</td>
<td>37%</td>
</tr>
<tr>
<td>Gym/Recreational Facilities</td>
<td>14%</td>
</tr>
<tr>
<td>Professional Services</td>
<td>24%</td>
</tr>
<tr>
<td>21+ years</td>
<td>26%</td>
</tr>
</tbody>
</table>
III. MAX DIFF IMPORTANCE RANKINGS AND DESIRABILITY METRICS
Max Diff Methodology

In order to gain insight into which attributes are most important when considering potential places to start or relocate a business, and to develop a Desirability Index for Rockville versus select competitive markets, the Max Diff technique was used. Max Diff uses tradeoff methodology and logit modeling to compute the importance levels for each feature tested. The performance of each market on the various attributes is then assessed, and a Desirability Index using both importance scores and performance scores is then developed.

For this exercise, a total of ten attributes were tested. Respondents were presented with six screens, each of which presented a random mix of 5 of these 10 attributes. Respondents were asked to choose the most important and the least important attributes of the 5 presented on each screen.

A key advantage that the MaxDiff method offers is the ability to quantitatively rank the importance of features and make statements such as Attribute A is twice as important as Attribute B. The Desirability Index is developed by utilizing the weighted performance ratings of each market.

The findings of the MaxDiff exercise provide insights to aid in strategic decision making, inform messaging to promote Rockville as a desirable choice for businesses to relocate or expand, and measure perceptions of the city against key competitors.
Overall cost of living is the most important consideration when choosing a location for a business, followed closely by the availability of a talent pool with a relevant skill set.

Quality of utilities, broadband and public transit also stands out in importance, and ranks third as a factor in the choice of a business location.

Existing commercial real estate, while only about half as important as overall cost of living, easily outranks the rest of the remaining attributes. For instance, it’s nearly twice as important as having amenities near the office.

Parks, leisure and cultural options, environmental sustainability, and access to childcare rank last and exert far less influence on the consideration decision than the more heavily weighted factors.
Rockville’s key competitor is Northern Virginia, with the two virtually tied as desirable places to locate a business. Frederick is a distant contender, with a desirability score half that of Rockville’s.

The Desirability Index is calculated using a methodology similar to a Net Promoter Score, whereby the ‘net’ of Top 3-Box minus Bottom 3-Box ratings is calculated for each of the attributes. Those net ratings are then weighted based on the MaxDiff importance scores, and an overall index score is computed.

This approach factors in both promoters and detractors, ignoring the neutral middle segment, and weights performance scores by the importance scores from the Max Diff exercise, rather than treating all attributes as equal.
Rockville gets strong ratings for overall quality of life (81%). Key strengths are the quality of its infrastructure such as utilities, broadband and public transit (80%), and its pool of skilled talent (75%).

However, Rockville is weak on the most important attribute in the decision making process—overall cost of living. Only one in three give Rockville positive ratings on this critical influencer (34%).

A sizeable majority gives Rockville positive ratings on all other attributes, with the exception of access to childcare.
Rockville performs well on 3 of the 4 most important attributes for businesses. These are the city’s key strengths. A critical weakness is cost of living.

There are a number of attributes that are lower in importance but that the city does well. These are value-added ‘delighters’ that help attract businesses to the city.

The diversity of the community, the quality of schools, and the nearby amenities are more compelling than the city’s parks/leisure/culture and focus on environmental sustainability.

While access to childcare performs poorly, since it’s of low importance to businesses it’s not an area on which to focus resources.
Comparison of Top 3-Box Ratings: Rockville versus Key Competitors

Rockville competes well with Northern Virginia, scoring similarly or better on nearly every attribute examined. On the most important attributes, Northern VA edges out Rockville on cost of living, talent pool, and availability of commercial real estate, while Rockville has a slight lead with quality of infrastructure.

<table>
<thead>
<tr>
<th>Attribute</th>
<th>Importance</th>
<th>Rockville</th>
<th>Northern VA</th>
<th>Frederick</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overall cost of living, including housing</td>
<td>Score 19.3</td>
<td>34%</td>
<td>38%</td>
<td>75%</td>
</tr>
<tr>
<td>Relevant talent pool and skill set</td>
<td>Rank 1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Quality of utilities/broadband/public transit</td>
<td>Score 16.6</td>
<td>80%</td>
<td>77%</td>
<td>42%</td>
</tr>
<tr>
<td>Quality/availability of commercial real estate</td>
<td>Rank 3</td>
<td>65%</td>
<td>71%</td>
<td>49%</td>
</tr>
<tr>
<td>Quality of schools/educational institutions</td>
<td>Score 7.5</td>
<td>73%</td>
<td>75%</td>
<td>37%</td>
</tr>
<tr>
<td>Diverse community</td>
<td>Rank 5</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Availability of amenities near office</td>
<td>Score 7.0</td>
<td>68%</td>
<td>71%</td>
<td>40%</td>
</tr>
<tr>
<td>Parks, leisure, and cultural options</td>
<td>Rank 7</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Attention to environmental sustainability</td>
<td>Score 4.3</td>
<td>65%</td>
<td>49%</td>
<td>42%</td>
</tr>
<tr>
<td>Access to childcare</td>
<td>Rank 4.1</td>
<td>39%</td>
<td>51%</td>
<td>49%</td>
</tr>
</tbody>
</table>

Base=All Respondents (Not Sure excluded)
Q8a-8c. How you would rate <CITY> on each of those attributes that might be important in the decision to locate a business (1=Lowest Possible Rating...7= Highest Possible Rating)

Frederick is the clear winner when it comes to the most important attribute—overall cost of living. However, it lags significantly on all other important attributes, and on virtually all others. While it performs well for parks, leisure and cultural options, that attribute is not an important consideration in the decision making process.
Eight out of ten Rockville businesses (81%) give the city high marks when it comes to overall quality of life, outranking competitor markets by a wide margin.

Among those familiar enough to give a rating (Not Sure excluded from the base), Rockville easily outranks Northern Virginia and Frederick for overall quality of life.

While Rockville gets high scores by businesses across the board for quality of life, the highest ratings are given by:

- Technology companies (94%)
- Larger businesses with 20+ employees (95%)
- Younger businesses (1-5 years 89%)
For two in five businesses, Rockville was chosen because the owner or key personnel live here (43%). Two in five also chose it because of its customer base (39%).

Being near other businesses needed to run their operation, the community of businesses located in the city (immigrant/ethnic businesses or businesses in the same industry), and a good labor pool are each cited by one in four as reasons for choosing Rockville as a place to locate their business.

The most-mentioned “other” responses include:
- Convenient to DC metro
- Owner/employees live nearby
- Less expensive than DC
- Roads and mass transit
Location, location, location! From a business perspective, the single most desirable thing about Rockville is its proximity to the DC metro area.

Going hand in hand with this is the easy access to the region via highways and public transit that Rockville provides.

The thriving, business-friendly climate is a top advantage of Rockville.

Access to qualified labor and potential clients are key selling points, as is the diversity of the community, the overall quality of life, and the various amenities, restaurants and shops the city supports.

**Most Desirable Thing About Rockville**

- **Location/DC metro area**: 31%
- **Business climate/composition**: 20%
- **Public transit/highways/airports**: 14%
- **Diversity**: 13%
- **Quality of life**: 11%
- **Amenities and infrastructure**: 10%
- **Client/customer base**: 9%
- **Community**: 8%
- **Restaurants/shopping/activities**: 6%
- **Workforce/talent pool**: 6%
- **Housing/CRE**: 4%
- **Other**: 11%
- **Not sure/none**: 3%

Base=All Respondents; n=159
Q10a. From a business and economic development perspective, what do you think is the single most desirable thing about Rockville? (open-end)
Most Desirable Thing About Rockville – Selected Verbatims

Location/DC Metro Area (31%) and Easy Access Via Public Transit/Highways/Airports (14%)
- Excellent location in the DMV with easy access to multi-modal transportation.
- The diversity and vibrant business climate and central location to the DMV.
- Great location - close to DC, Beltway/270, metro
- The location is proximate to many customers
- Center of business/commerce in Montgomery County
- Geographic convenience to DC, Bethesda, NOVA, Frederick, Baltimore; even Gaithersburg/biotech corridor
- Its location for employees.
- Location to roads, metro, shops, office space, all very convenient.
- Most things needed by businesses and their employees are offered in and around Rockville
- Proximity to a world capital without the headaches associated with being in the middle of the city.
- Proximity to the federal government

Business Climate & Composition (20%)
- A desire to see economic success by local government and its offices
- Business friendly and Economic Development group very helpful. The incubator program has been very helpful to us.
- Community with neighborhoods and small business services within Rockville
- Concentration of companies in my industry (life sciences)
- Critical mass of larger businesses in progressive industries
- Great Chamber and networking opportunities for small business
- Resources for growing a business
- Strong business community and organizations that lobby for business, and a government that is interested in developing the business community.

Quality of Life (11%) and Community (8%)
- Easy-going and quality community
- High standard of living, an affluent customer base that can afford my products/price points and a customer base whose needs align with my product line.
- I think the community has excellent core values. I feel at home and safe in Rockville.
- Its diversity, cleanliness, restaurants and overall vibe are all desirable.
- Safe and well maintained.
- Small town atmosphere.
- Variety of everything, educated professionals, myriad of greenery, parks.
- Community oriented population.
- The overall sense of a tight knit community even though Rockville is quite large.
- Sense of community and diversity of the population. It is quiet and has a small-town feel.

Diversity (13%)
- Diversity of community
- Diversity of people, safety and community development and access to the DMV AREA.
- Good location, wonderful amenities, ample diverse workforce.
- The diversity and intelligence of the entrepreneur community.
- The diversity and vibrant business climate and central location to the DMV.

Base=All Respondents; n=159
Q10a. From a business and economic development perspective, what do you think is the single most desirable thing about Rockville? (open-end)
Most Desirable Thing About Rockville – Selected Verbatims (cont’d)

Amenities/Infrastructure (10%) and Restaurants/Shopping/Activities (6%)

- Activities, shopping, restaurants are plentiful and attractive for employees
- Community based activities and accessibility
- Good amenities for business setup.
- Good cultural (e.g. Strathmore) and athletic (Shriver, summer swim clubs) resources.
- Good services
- Good tech infrastructure, e.g., internet access
- Large community of diverse group. Lots of parking and more amenities for employees and communities.
- The public services are excellent.

Client/Customer Base (9%)

- Access to Federal health agencies & related businesses
- Affluent Customer Base
- General population who are educated and have disposable income is attractive who can be potential customers
- The location is proximate to many customers.
- Diverse, educated, high-achieving families as customer base.

Workforce/Talent Pool (6%)

- Access to talented labor pool.
- Has talent pool, amenities, is fairly diverse.
- Ready supply of technically qualified job candidates
- Smart people in the county seat with a lot of great resources close at hand.
- There is a deep and rich talent pool.

Housing/CRE (4%)

- Much more affordable housing and business real estate than Bethesda, Kensington, Chevy Chase and parts of northern Virginia. Low-income housing projects like Beall’s grant.
- Housing developments are very nice.
- The warehouse district (around Parklawn Bldg) has lots of buildings that could be used for lab space.
- Wet lab space availability..

Other (11%)

- Historic Town
- I lived here before you developed and changed the city. Now what used to be affordable for residents in Rockville is out of reach for average people.
- It has everything.
- It’s a great place to live I think this is a slogan!
- It’s relatively affordable and easy access to lunch places
- Lower taxes.
- Our office is close to our home.
- Schools.
- The density of the population.
- The money people were willing to spend before Covid ruined small businesses.
Rockville can best help sustain and grow its business community by assisting with funding, facilitating accommodations like lower rent or tax incentives, and helping with networking and promotion.

<table>
<thead>
<tr>
<th>What Could Rockville Do Better</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Biz funding/accomodations/networking</td>
<td>30%</td>
</tr>
<tr>
<td>Traffic/roads/congestion</td>
<td>9%</td>
</tr>
<tr>
<td>Housing</td>
<td>9%</td>
</tr>
<tr>
<td>Parking-related</td>
<td>8%</td>
</tr>
<tr>
<td>Support/grow hubs like Town Center</td>
<td>8%</td>
</tr>
<tr>
<td>Commercial Real Estate</td>
<td>6%</td>
</tr>
<tr>
<td>Public transportation</td>
<td>6%</td>
</tr>
<tr>
<td>Lower taxes</td>
<td>6%</td>
</tr>
<tr>
<td>Cost of living</td>
<td>6%</td>
</tr>
<tr>
<td>Regulations</td>
<td>3%</td>
</tr>
<tr>
<td>Police/safety</td>
<td>3%</td>
</tr>
<tr>
<td>Infrastructure (telecom/internet)</td>
<td>3%</td>
</tr>
<tr>
<td>Diversity</td>
<td>3%</td>
</tr>
<tr>
<td>More amenities/activities/nightlife</td>
<td>3%</td>
</tr>
<tr>
<td>Other</td>
<td>9%</td>
</tr>
<tr>
<td>Not sure/none</td>
<td>7%</td>
</tr>
</tbody>
</table>

Base=All Respondents; n=159
Q10b. From that same perspective, if there was one thing Rockville could do better, what would it be? (open-end)

Other top mentions include doing something about the traffic and congestion in the area, lowering the cost and availability of housing, improving parking, and supporting hubs that attract commerce like Town Center.

A variety of other recommendations are given, chief of which include cost and availability of suitable commercial real estate, access to public transportation, and cost-related issues.
**What Could Rockville Do Better – Selected Verbatims**

**Funding/Accommodations/Networking (30%)**
- I think small businesses are encountering a challenging time. Access to capital, courses on being better business owners, and more events that bring together business owners can be of benefit.
- Allocation of funding for work force development. We offer training but pay out of our pocket and this limits the number of interns that we can sponsor.
- Economic incentives for medical offices.
- Lower property taxes for small business buildings.
- Make more short-term lease options available to start ups.
- Communicate opportunities of networking between diverse communities of businesses.
- More networking events for small businesses.
- Help promote small business on social media.
- Need to provide events for companies to get to know each other. I know Covid caused a lot of problems.
- More opportunities to partner with area businesses.
- More business friendly. Be more in tune with the small business and their unique needs.

**Traffic/Roads/Congestion (9%)**
- Sync traffic lights
- LESS development, LESS TRAFFIC, YOU NEED TO FIX THIS NOW! Solve the issue NOW about the traffic when 2500 cars arrive on the new BF Saul project onto Rockville Pike and Chapman Avenue, expand the two bridges at Edmonston and Twinbrook parkway for the increase in traffic so that the residents can get out of Twinbrook neighborhood and not take 45 minutes doing so.
- ...A major issue that must be taken into account by employees and businesses is the traffic and how long it can take to get around at rush hour and during the day. This is a growing problem.
- Keep up the roads better
- It’s so congested. Relieve that somehow.
- Finish the road construction on Old Georgetown road.
- Improve road infrastructure to support volume from population density

**Housing (9%), Cost of Living (6%) and Taxes (6%)**
- Cost of housing has gotten quite expensive making it challenging for families with young children to purchase homes or pay rent in this area.
- Create more affordable housing to bring workers into our area.
- Cost of real estate/rent.
- Keep housing costs affordable.
- Cost of living is too high.
- Cost of living too high to have the average employee pool live close to work.
- Cost of living to increase socioeconomic diversity.
- Lower costs!!
- Push for lower business taxes at the State level.
- Lower personal property tax and real estate tax.
- Lower taxes. The topics in your survey are interesting, however, taxes is the primary concern. You want to make Rockville a better place for business - lower taxes. If you can’t do that, you can’t really do anything.

**Commercial Real Estate (6%)**
- More access to good retail spaces which are in very short supply therefore rents are high. Also, the access to good retail spaces is limited to large real estate corporations... absolutely no opportunity for small business to purchase retail space...Large corporations therefore benefit from all the benefits of development funds poured into the community/infrastructure development by the county.
- Prices. I found my own office for a great price in Gaithersburg.
- Make the commercial space rent friendly to small businesses so they can move their home based businesses out of their house and into affordable commercial space that have two windows and not in a closet for $1500 per month rent.
- More affordable options for small businesses. Gaithersburg has many options in houses and shops dedicated to small businesses.
<table>
<thead>
<tr>
<th>What Could Rockville Do Better – Selected Verbatims (cont’d)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Parking-Related (8%)</strong></td>
</tr>
<tr>
<td>• PARKING and encouraging and assisting businesses to move within city limits. I have been hearing for years that Rockville wants us to open a location within city limits...... let’s do it.</td>
</tr>
<tr>
<td>• Reduce the cost of parking, block off Maryland Ave near town square, reduce the parking fee complexity.</td>
</tr>
<tr>
<td>• Parking cost and availability.</td>
</tr>
<tr>
<td>• Free parking at Rockville Town Square.</td>
</tr>
<tr>
<td>• More free parking. It really drives people away when they have to pay to park.</td>
</tr>
<tr>
<td>• More available, less costly parking.</td>
</tr>
<tr>
<td>• Rents are high and parking is expensive.</td>
</tr>
<tr>
<td><strong>Support Hubs Like Town Center (8%) and Amenities/Activities/Nightlife (3%)</strong></td>
</tr>
<tr>
<td>• Make Town Center more vibrant.</td>
</tr>
<tr>
<td>• Attracting and keeping businesses and restaurants especially in the Town Center.</td>
</tr>
<tr>
<td>• Town Center needs to bring in high end retailers into the Center or it will die like the others before it. Compare it to Pike and Rose.</td>
</tr>
<tr>
<td>• Attract &amp; retain vibrant retail core; too many vacant storefronts in RTC.</td>
</tr>
<tr>
<td>• Helping the Town Center survive.</td>
</tr>
<tr>
<td>• It’s well on it’s way to making more attractions to eating, dining and gathering that are accessible to public transit.</td>
</tr>
<tr>
<td>• There is zero nightlife here.</td>
</tr>
<tr>
<td>• Restaurants, parks, gym etc.</td>
</tr>
<tr>
<td>• ...it would be wonderful if the city had a plan of amenities and activities to attract more people to the area. Many of my clients’ complaints are that they came to my store by accident because they did not know that there was this type of business in the area.</td>
</tr>
<tr>
<td><strong>Public Transportation (6%)</strong></td>
</tr>
<tr>
<td>• Development around Rockville Metro.</td>
</tr>
<tr>
<td>• Ease of transit.</td>
</tr>
<tr>
<td>• Increase access and frequency of Public transportation.</td>
</tr>
<tr>
<td>• Public Transit could be better out here.</td>
</tr>
<tr>
<td>• Increase density at/near metro stations.</td>
</tr>
<tr>
<td>• Better public transportation.</td>
</tr>
<tr>
<td><strong>Other</strong></td>
</tr>
<tr>
<td>• Greater civic awareness and identity. Rockville is one of the largest cities in Maryland, but it acts and talks like a suburb, rather than as a distinct entity with unique, compelling offerings.</td>
</tr>
<tr>
<td>• Create and articulate a vision for the future. there is no overarching vision for the City. too much focus on micro issues instead of macro issues. No risk taking.</td>
</tr>
<tr>
<td>• The City of Rockville needs to give back to the community more than it presently does.</td>
</tr>
<tr>
<td>• Have more police presence. They disappeared during Covid and I haven’t seen much of them since.</td>
</tr>
<tr>
<td>• Better business zoning.</td>
</tr>
<tr>
<td>• Crime, Homelessness Street beggars.</td>
</tr>
<tr>
<td>• Better schools - too many people are forced into private schools due to very average teachers.</td>
</tr>
<tr>
<td>• Cleaner and more pleasing to the eye along E. Gude Drive, where our business is located.</td>
</tr>
<tr>
<td>• Improve permitting.</td>
</tr>
<tr>
<td>• City Government needs to improve.</td>
</tr>
</tbody>
</table>

Base=All Respondents; n=159
Q10a. From a business and economic development perspective, what do you think is the single most desirable thing about Rockville? (open-end)
IV. CITY AND COUNTY SERVICES
To varying degrees, large segments of businesses have no experience with individual Rockville city services. Those who do, however, typically report a positive experience.

<table>
<thead>
<tr>
<th>Experience With Rockville City Services</th>
<th>Positive</th>
<th>Negative</th>
<th>No Experience</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public works services and park services</td>
<td>67%</td>
<td>4%</td>
<td>30%</td>
</tr>
<tr>
<td>City events and promotional activities</td>
<td>64%</td>
<td>7%</td>
<td>30%</td>
</tr>
<tr>
<td>Diversity and inclusion initiatives</td>
<td>50%</td>
<td>9%</td>
<td>41%</td>
</tr>
<tr>
<td>Accessibility for people with disabilities</td>
<td>47%</td>
<td>4%</td>
<td>48%</td>
</tr>
<tr>
<td>Parking requirements</td>
<td>35%</td>
<td>36%</td>
<td>29%</td>
</tr>
<tr>
<td>Permitting/zoning</td>
<td>25%</td>
<td>21%</td>
<td>54%</td>
</tr>
<tr>
<td>City codes</td>
<td>16%</td>
<td>8%</td>
<td>76%</td>
</tr>
<tr>
<td>Fast Track program</td>
<td>15%</td>
<td>4%</td>
<td>81%</td>
</tr>
</tbody>
</table>

Parking and permitting are the exception, where the levels of negative experiences match those of positive experiences.

Awareness and positive experiences are highest for public works and park services, and city events and promotional activities.

Positive experiences also dominate for diversity and inclusion initiatives, and accessibility for PWD.

Lack of experience is highest for the Fast Track program and city codes, followed by permitting/zoning.

Specified city codes include:
- Building and construction permits
- Signage
- Stormwater/forestry
- Specific codes mentioned: 20850, 20852, 20853, and 20874
County regulations or processes typically don’t represent a problem for Rockville businesses. Three out of four businesses report no issues (74%).

Public transportation negatively impacts one in ten businesses (11%). Only a handful cite adverse impacts of health codes/code enforcement (8%), alcohol permitting/rules (6%), or permits for food trucks/food service 3%).

The most-mentioned “other” responses include:
- Covid-related restrictions
- Permitting process and costs
V. REDI
Awareness of REDI is fairly widespread among Rockville businesses, with nearly two out of three having prior knowledge of the organization before taking the survey.

**Awareness of REDI**

- **Yes**: 62%
- **No**: 32%
- **Not sure**: 6%

**More Likely to be Aware of REDI**

- **Aware**: 62%
- **Woman Owned**: 71%

**Less Likely to be Aware of REDI**

- **Not Aware/Not Sure**: 38%
- **Health/Education/Non Profit**: 49%
- **5-19 Employees**: 52%

Base: All Respondents; n=159
Q18. Prior to this survey, were you aware of REDI, Rockville’s nonprofit economic development organization whose goal is to support businesses in the city?
The impression of REDI is widely favorable. Among businesses aware of REDI prior to the survey, six in ten have a favorable impression (61%).

There is a substantial Neutral segment (23%), which may reflect only a general awareness of the organization. Only a handful have a negative opinion (12%).

While a majority of Woman Owned businesses have a good impression of REDI (57%), this segment is also the most likely to have an unfavorable impression compared with other segments (18% vs. 12% overall).
Eight in ten businesses who are aware of REDI also have some knowledge of the services they offer (80%).

<table>
<thead>
<tr>
<th>Awareness of REDI Services Among Those Aware of REDI</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Aware of any REDI Service</td>
<td>80%</td>
</tr>
<tr>
<td>Md. Women's Business Center (MWBC)</td>
<td>61%</td>
</tr>
<tr>
<td>Small Business Assistance</td>
<td>54%</td>
</tr>
<tr>
<td>City of Rockville Tourism Marketing</td>
<td>26%</td>
</tr>
<tr>
<td>Small Business Impact Fund</td>
<td>25%</td>
</tr>
<tr>
<td>Market Data &amp; Demographic Information</td>
<td>23%</td>
</tr>
<tr>
<td>MOVE/Expansion Grant</td>
<td>20%</td>
</tr>
<tr>
<td>Tenant Attraction Assistance</td>
<td>13%</td>
</tr>
<tr>
<td>Location Intelligence</td>
<td>12%</td>
</tr>
</tbody>
</table>

Awareness is highest for the MWBC (61%) and Small Business Assistance (54%), although only a modest majority are aware of these services.

Awareness levels are much lower for the other services, especially Tenant Attraction Assistance (13%) and Location Intelligence (12%).

Collectively, these findings signal an opportunity for more outreach and marketing of the various services that REDI offers.

Base=Aware of REDI; n=99
Q19a. Which of the following services offered by REDI are you aware of? (Select all that apply)
<table>
<thead>
<tr>
<th>REDI Service</th>
<th>Overall</th>
<th>Segments More Likely to be Aware of REDI Services</th>
</tr>
</thead>
<tbody>
<tr>
<td>MWBC</td>
<td>61%</td>
<td>Professional Services (71%), Retail (88%), Woman Owned (73%), Minority Owned (79%), Immigrant Owned (77%)</td>
</tr>
<tr>
<td>Small Business Assistance</td>
<td>54%</td>
<td>Professional Services (57%), Retail (75%), 6-10 Years (76%), Minority Owned (67%), Immigrant Owned (69%)</td>
</tr>
<tr>
<td>City of Rockville Tourism Marketing</td>
<td>26%</td>
<td>Professional Services (34%), 1-5 Years (33%), 21+ Years (33%)</td>
</tr>
<tr>
<td>Small Business Impact Fund</td>
<td>25%</td>
<td>1-5 Years (33%), 11-20 Years (41%), Minority Owned (30%), No Certifications (31%)</td>
</tr>
<tr>
<td>Market Data &amp; Demographic Information</td>
<td>23%</td>
<td>Professional Services (34%), 11-20 Years (41%), 21+ Years (38%)</td>
</tr>
<tr>
<td>MOVE/Expansion Grant</td>
<td>20%</td>
<td>Professional Services (29%), Life Sciences/Biotech (33%), 5-19 Employees (43%), No Certifications (26%)</td>
</tr>
<tr>
<td>Tenant Attraction Assistance</td>
<td>13%</td>
<td>21+ Years (25%), No Certifications (23%)</td>
</tr>
<tr>
<td>Location Intelligence</td>
<td>12%</td>
<td>Professional Services (23%), Minority Owned (18%)</td>
</tr>
</tbody>
</table>

Base=Aware of REDI; n=99
Q19a. Which of the following services offered by REDI are you aware of? (Select all that apply)
Overall, one in three Rockville businesses in the study have used one or more REDI services (30%).

One in two of those aware of REDI have used at least one of the services (48%).
Usage levels among those aware of at least one REDI service is 61%.

Q19b. Which of those REDI services have you used? (Select all that apply)

REDI Online Survey of Rockville Businesses: May-July 2022
One in two businesses who are aware of REDI have used at least one of its services (48%). By far, highest usage levels are seen for the MWBC (31%).

Usage of REDI Services Among Those Aware of REDI

- **Used any REDI Service**: 48%
- **MWBC**: 31%
- **Small Business Assistance**: 14%
- **Market Data & Demographic Information**: 9%
- **MOVE/Expansion Grant**: 7%
- **City of Rockville Tourism Marketing**: 5%
- **Small Business Impact Fund**: 4%
- **Location Intelligence**: 2%
- **Tenant Attraction Assistance**: 1%

Small Business Assistance is the next most-used service, but trails at only 14%.

Market Data & Demographic Information is used by about one in ten who are aware of REDI (9%), followed by MOVE/Expansion Grant (7%).

Least-used services are Tenant Attraction Assistance (1%) and Location Intelligence (2%).
The MWBC has both the highest awareness and usage levels of the various services offered by REDI. Six in ten know about the service (61%) and one in three have used it (31%).

Although awareness is also high for Small Business Assistance (54%), usage is a distant second to the MWBC (14%).

While awareness for Market Data & Demographic Information is slightly lower than for City of Rockville Tourism Marketing and for the Small Business Impact Fund, usage levels of this service are higher (9% vs. 5% and 4%).
Satisfaction is strong among those who have used REDI services.

For the two most popular services, three out of four users are satisfied with their MWBC experience (77%) and nine in ten are happy with Small Business Assistance (86%).

While satisfaction is also strong for the other services, this should be interpreted with caution due to the much smaller user base.

Only a handful gave a negative rating for any of the services, with neutral ratings accounting for the rest.

**Satisfaction levels for REDI services should be interpreted with caution because of the very small bases.**

*Base=Used the REDI Service:*
- MWBC = 31
- Small Business Assistance = 14
- Market Data & Demographic Information = 9
- MOVE/Expansion Grant = 7
- City of Rockville Tourism Marketing = 5
- Small Business Impact Fund = 4
- Location Intelligence = 2
- Tenant Attraction Assistance = 1

---

### Satisfaction with REDI Services

<table>
<thead>
<tr>
<th>Service</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>MWBC</td>
<td>77%</td>
</tr>
<tr>
<td>Small Business Assistance</td>
<td>86%</td>
</tr>
<tr>
<td>Market Data &amp; Demographic Information</td>
<td>78%</td>
</tr>
<tr>
<td>MOVE/Expansion Grant</td>
<td>100%</td>
</tr>
<tr>
<td>City of Rockville Tourism Marketing</td>
<td>60%</td>
</tr>
<tr>
<td>Small Business Impact Fund</td>
<td>100%</td>
</tr>
<tr>
<td>Location Intelligence</td>
<td>100%</td>
</tr>
<tr>
<td>Tenant Attraction Assistance</td>
<td>100%</td>
</tr>
</tbody>
</table>

**Q19c. How satisfied are you with the REDI services you’ve used?**
Two out of three businesses are interested in learning more about REDI services (66%). The one of most interest is Small Business Assistance (49%).

<table>
<thead>
<tr>
<th>Interest in REDI Services</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Small Business Assistance</td>
<td>49%</td>
</tr>
<tr>
<td>Small Business Impact Fund</td>
<td>38%</td>
</tr>
<tr>
<td>Market Data &amp; Demographic Information</td>
<td>29%</td>
</tr>
<tr>
<td>MOVE/Expansion Grant</td>
<td>28%</td>
</tr>
<tr>
<td>Location Intelligence</td>
<td>22%</td>
</tr>
<tr>
<td>MWBC</td>
<td>20%</td>
</tr>
<tr>
<td>City of Rockville Tourism Marketing</td>
<td>16%</td>
</tr>
<tr>
<td>Tenant Attraction Assistance</td>
<td>13%</td>
</tr>
<tr>
<td>None of the above</td>
<td>34%</td>
</tr>
</tbody>
</table>

The Small Business Impact Fund is also of interest to about two in five (38%).

One in four are interested in Market Data & Demographic Information (29%) and the MOVE/Expansion Grant (28%).

One in five would like to learn more about Location Intelligence (22%) and the MWBC (20%).

City of Rockville Tourism Marketing (16%) and Tenant Attraction Assistance (13%) are generally not of interest.
Not surprisingly, and dovetailing with other findings in this survey, businesses are most interested in services that can help their business grow.

The most frequent request is for help with marketing and networking. Tied into that are suggestions for REDI to promote local businesses (17% and 7%).

Help securing funding and grants or special incentives for local, certified or specialized businesses is the next most common request (11%).

Other business-growing suggestions include mentoring and training (9%).

Expanding REDI’s reach to include home businesses or areas outside the city is mentioned by a few (4%), along with a variety of other suggestions.
Additional Services REDI Should Offer – Selected Verbatims

Help With Marketing/Networking (17%) and Promote Local Business (7%)
- B to B introductions
- Networking for small businesses
- Directory of clients
- Help our WOSB to stay in business. Visit us. Make us known to ALL businesses (Private, Government) who absolutely need our services
- Help with marketing and promotional efforts.
- Mailers, advertisement
- Help with social media marketing
- Hubs for remote workers to congregate and connect
- Lead referral
- Offer networking events for pharma and diagnostic companies to meet each other and meet with investors.
- Social events for business owners where various businesses can mix
- Specific connections with local large businesses for the small businesses. The large businesses should seek to utilize local small businesses to meet their needs.
- Business development assistance...
- Keep helping Entrepreneurs
- Local business promotion
- ...I think there is lots of emphasis on Women owned, Black owned, Disabled Owned business...regular small businesses that are not in these favored categories sometimes feel underserved.

Help With Funding/Grants/Incentives (11%)
- Business grants/loans
- Funding platform for IT products.
- Grants for small businesses, we are hurting soooooooooooooooooooooooooo much.
- Make grant money available for small community based healthcare facilities who serve underserved populations. Offer non public transportation funds that employers can access for their staff.
- ...With nonprofits funding is always precarious so grant writing, fundraising, and donor stewardship are things we are always working on.
- Small businessmen often have unexpected situations (in my case I was surprised with a cancer diagnosis) and during my internment process, which lasted 6 long months, my sales decreased exponentially. This affected the payment of my economic commitments and my debts increased significantly due to the interest generated. Today I find myself drowning in debt, paying exorbitant interest and no financial institution lends me because my capacity is reduced. It would be very helpful to agree with financial institutions that could consider these unexpected events and lend us their help. It is possible that REDI with its reach can create those connections for us.
- Tax abatement.

Mentoring/Counseling/Training (9%)
- Assistance with the County zoning laws, e.g. when purchasing a CRE can an existing property be changed to another type and can the parking lot orientation be changed?
- Classes on how to complete an RFP with the office of procurement in Montgomery County Maryland. Help with setting up an internship program
- Mentoring
- Mentoring and counseling for small businesses
- Mentoring to small business owners
- Program to help and support women owned business.
- ...RFP response handling
Serve Home Businesses/Areas Outside City (4%)

- Expansion of services to other surrounding areas in Maryland & Northern Virginia.
- I thought this only applied to City of Rockville and that our area of Rockville wasn’t included - it was postal address. Thought any area policed by Rockville Police Dept was more technically Rockville. It’s a little confusing…
- Support for online businesses and business owners with full-time jobs
- Yes, I would like to REDI offer some services/programs to help solo entrepreneurs who work from home offices to help us grow our businesses. As a whole, REDI essentially ignores us. We are a significant part of the economy here and growing in number.

Other (17%)

- Funding for disabled people to become self-employed, pay small business to accommodate people with disabilities, more funding for safety net programs, affordable childcare, affordable housing, more homeless shelters, more social workers and employees at homeless shelters.
- Business and Community Improvement Districts.
- Flexible meeting space or coworking options.
- More certifications for small minority owned business in Montgomery in county
- Support commerce in MOCO, less red tape, less inclusion efforts.
- Availability of a wet lab space
- Promoting utilization of government supported facilities at universities and college for small business in the area of life sciences. Top notch lab space is underutilized, while we need to use out of state academic institutions for collaboration.
- Incubator
- …I think local Montgomery county and city of Rockville groups could team up to host events that showcase a unified front for small businesses.

General Positive Comment (3%)

- I feel like REDI is really on the ball and offers so much that other small cities may not offer.
- I love all the offered seminars. I haven't been able to do any, but would love to. Trying to find the time is my roadblock.
- REDI is innovative, caring, and present for small businesses
Echoing previous findings, current needs or concerns align with the types of services businesses said they’d like REDI to provide.

<table>
<thead>
<tr>
<th>Current Needs and Concerns REDI Could Help With Now</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Funding/grants/incentives</td>
<td>14%</td>
</tr>
<tr>
<td>Marketing/networking/promotion</td>
<td>12%</td>
</tr>
<tr>
<td>Mentoring/counseling/training</td>
<td>8%</td>
</tr>
<tr>
<td>Finding office/lab space</td>
<td>6%</td>
</tr>
<tr>
<td>Access to needed resources</td>
<td>4%</td>
</tr>
<tr>
<td>Finding biz opportunities</td>
<td>3%</td>
</tr>
<tr>
<td>Other</td>
<td>9%</td>
</tr>
<tr>
<td>General positive comment</td>
<td>3%</td>
</tr>
<tr>
<td>Not sure/none</td>
<td>46%</td>
</tr>
</tbody>
</table>

Base=Those Answering; n=95
Q21. Are there any needs or concerns you wish the city or REDI could help you with now? (open-end)

Help securing financial assistance tops the list (14%). Mentions include loans, grants and financial incentives in the form of tax or rent reductions.

Providing marketing and networking support is also a top mention (12%).

Mentoring and training round out the top 3 needs and concerns (8%).
### Current Needs and Concerns REDI Could Help with Now – Selected Verbatims

<table>
<thead>
<tr>
<th>Funding/Grants/Incentives (14%)</th>
<th>Marketing/Networking/Promotion (12%)</th>
<th>Mentoring/Counseling/Training (8%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Funding and grants</td>
<td>• Directory of clients</td>
<td>• Entrepreneur workshops</td>
</tr>
<tr>
<td>• Funding platform for IT products.</td>
<td>• Help with marketing and promotional efforts.</td>
<td>• Getting the support that is needed to identify the landscape of the Tutoring business and lay of the land for making a robust and commercially viable business that serves our community best.</td>
</tr>
<tr>
<td>• Grants</td>
<td>• I see that shop local gets a lot of press but try as I might, I cannot get posts and I have been at the Center for over 11 years with all the challenges met.</td>
<td>• Help with setting up an internship program.</td>
</tr>
<tr>
<td>• Grants for small businesses we are hurting sooooooooooooooooooooooooooooo much</td>
<td>• Local business promotion</td>
<td>• Mentoring to small business owners.</td>
</tr>
<tr>
<td>• Grants, loans and contracts for small minority owned businesses in Montgomery county</td>
<td>• Partnerships with area businesses looking to align with non-profits or causes</td>
<td>• Small minority business startup plan resources &amp; training for women in the Northern Virginia area.</td>
</tr>
<tr>
<td>• Help with keeping up with rising costs &amp; inflation</td>
<td>• Prompting small businesses similar to Frederick through press releases, articles, local news paper and news media.</td>
<td>• Writing a formal 1, 5 and 10 year business plan.</td>
</tr>
<tr>
<td>• Lower property taxes for small business-owned real estate</td>
<td>• Help our WOSB to stay in business. Visit us. Make us known to ALL businesses (Private, Government ) who absolutely need our services (Amazon Cloud, CyberSecurity) and other IT Certifications.</td>
<td>Finding Business Opportunities (3%)</td>
</tr>
<tr>
<td>• Lowering taxes on small business at the State level.</td>
<td>• Social media</td>
<td>• Finding a path to do any business with the city, or county.</td>
</tr>
<tr>
<td>• Provide short-term lease options</td>
<td>• My company provides fiber, telephone and data center services. REDI is aware of tenants in the marketplace who need our services but are not aware of Atlantech Online. How can we obtain information about companies moving or expanding in Rockville?</td>
<td>• Finding appropriate RFPs and responding to them.</td>
</tr>
<tr>
<td>• Taxes is the primary concern. You want to make Rockville a better place for business - lower taxes. If you can’t do that, you can’t really do anything.</td>
<td>• The information on the prior screen are of great importance to me, especially the move and startup assistance.</td>
<td>• More opportunities to share our expertise with the city and other businesses.</td>
</tr>
<tr>
<td>• The information on the prior screen are of great importance to me, especially the move and startup assistance.</td>
<td>• More opportunities to share our expertise with the city and other businesses.</td>
<td></td>
</tr>
</tbody>
</table>

Base=Those Answering; n=95

Q21. Are there any needs or concerns you wish the city or REDI could help you with now?
Current Needs and Concerns REDI Could Help with Now – Selected Verbatims (cont’d)

Finding Office/Lab Space (6%)
- Availability of a wet lab space
- Build affordable small business office space with windows
- Finding a new location. I have been at this location in Potomac Woods Plaza for 7 years. My landlord made me waive my rights to extend my lease (per my existing lease) during the pandemic. I did not realize the impact of that. Now he wants to give my lease to Baskin Robbins and I am finding it very difficult to find a reasonable store location close to my existing store so I can continue my business with the least interruption be close to my existing large customer base.
- Help me find a second building within city limits with parking and affordable rent.
- We are looking to downsize our current lease footprint as we have moved to a hybrid organization with 100% remote work options. We need less and different space but are locked in to our pre-pandemic space structure.

Access to Needed Resources (4%)
- Access to the University of Maryland on-line library. Lack of access is very difficult for start-up companies.
- As cited before, helping us access academic institutions’ special lab facilities for research activity.
- Free venue for home sellers/buyers seminars, marketing tools.
- Getting qualified help.

Other (9%)
- Have initiatives to collaborate with Baltimore.
- Business and Community Improvement Districts.
- Keeping the prostitution out of Jackson Place. This has been an ongoing problem for the entire 17 years I’ve owned a business there.
- Scholarship to chamber of commerce
- I would like REDI to offer some services/programs to help solo entrepreneurs who work from home offices to help us grow our businesses. As a whole, REDI essentially ignores us. We are significant part of the economy here and growing in number.
- Understanding what’s included in Rockville even though this is Rockville zip code.

General Positive Comment (3%)
- I have been successful able to reach and work with REDI they are awesome
- Keep helping Entrepreneurs
- No concern. We appreciate all that REDI does for the business climate in Rockville!

Base=Those Answering; n=95
Q21. Are there any needs or concerns you wish the city or REDI could help you with now?

REDI Online Survey of Rockville Businesses: May-July 2022
VI. DEMOGRAPHICS
### Industry Type

#### Industry Sub-Types

<table>
<thead>
<tr>
<th>Industry Sub-Type</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Technology</td>
<td>n=18</td>
</tr>
<tr>
<td>Cybersecurity</td>
<td>n=2</td>
</tr>
<tr>
<td>IT Sales and Support</td>
<td>n=5</td>
</tr>
<tr>
<td>Other Technology</td>
<td>n=11</td>
</tr>
<tr>
<td>Retail</td>
<td>n=12</td>
</tr>
<tr>
<td>Entertainment</td>
<td>n=1</td>
</tr>
<tr>
<td>Other Retail</td>
<td>n=11</td>
</tr>
</tbody>
</table>

#### “Other” industries include:
- Fine Arts, Galleries, Studios
- Locksmith and security
- Media
- Parking
- Public Art
- Shared office suite, phone & admin services
- Water & fire restoration
- Wholesale packed food

---

**Q3a. What category best describes your type of business/industry?**

<table>
<thead>
<tr>
<th>Industry Type</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Professional Services</td>
<td>32%</td>
</tr>
<tr>
<td>Technology</td>
<td>11%</td>
</tr>
<tr>
<td>Life science/biotech</td>
<td>8%</td>
</tr>
<tr>
<td>Health care</td>
<td>8%</td>
</tr>
<tr>
<td>Retail</td>
<td>8%</td>
</tr>
<tr>
<td>Education</td>
<td>8%</td>
</tr>
<tr>
<td>Non-Profit</td>
<td>6%</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>4%</td>
</tr>
<tr>
<td>Construction</td>
<td>3%</td>
</tr>
<tr>
<td>Real estate and insurance</td>
<td>3%</td>
</tr>
<tr>
<td>Personal Services</td>
<td>3%</td>
</tr>
<tr>
<td>Hospitality</td>
<td>1%</td>
</tr>
<tr>
<td>Other</td>
<td>6%</td>
</tr>
</tbody>
</table>

Base=All Respondents; n=159
**Size of Company**

**Full-Time Employees**

- Less than 5: 64%
- 5-19: 18%
- 20-49: 6%
- 50-99: 3%
- 100-249: 2%
- 250-500: -
- Over 500: 1%
- Not sure: 6%
- Mean: 12.24

**Part-Time Employees**

- Less than 5: 78%
- 5-19: 6%
- 20-49: 2%
- 50-99: 3%
- 100-249: 1%
- 250-500: 1%
- Over 500: -
- Not sure: 10%
- Mean: 7.56

Base=All Respondents; n=159
Q4FT/Q4PT. Including yourself, how many full-time/part-time employees currently work at your company’s Rockville location?
Age of Company

Years in Rockville

<table>
<thead>
<tr>
<th>Years in Rockville</th>
<th>Full Time</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-5 years</td>
<td>23%</td>
<td></td>
</tr>
<tr>
<td>6-10 years</td>
<td>16%</td>
<td></td>
</tr>
<tr>
<td>11-20 years</td>
<td>19%</td>
<td></td>
</tr>
<tr>
<td>21-50 years</td>
<td>25%</td>
<td></td>
</tr>
<tr>
<td>Over 50 years</td>
<td>3%</td>
<td></td>
</tr>
<tr>
<td>Not sure</td>
<td>15%</td>
<td></td>
</tr>
<tr>
<td>Mean</td>
<td></td>
<td>16.9</td>
</tr>
</tbody>
</table>

Base=All Respondents; n=159
Q5b. How many years has your business been in operation in Rockville?
Classifications or Certifications

- Woman owned: 45%
- Minority owned: 35%
- Immigrant owned: 13%
- County or state registered W/MBE: 9%
- Person with disability owned: 5%
- Veteran owned: 4%
- None of the above: 41%

Base=All Respondents; n=159
Q5b. Which of the following apply? (Select all that apply)

Total

- LGBTQ+ owned: 1%
- County or state registered disabled or veteran owned: 1%
EXHIBIT C

Vault Consulting Report

Rockville Economic Development Inc.
Small Business Impact Fund Incentive Program Report

Prepared by:

[Image of Rockville Economic Development Inc. logo]

[Image of Vault logo]
Executive Summary

The Small Business Impact Fund was established in 2018 and has been used to sustain local retailers throughout the COVID-19 pandemic. The Program functions as an invaluable resource for the Rockville community by providing grants to minority-owned retail businesses. Results from this study highlight the positive economic impact of the City of Rockville’s Small Business Impact Fund Incentive Program and its contribution to growing the local economy and cultivating a sense of community in Montgomery County, Maryland.

This report focuses on two examples of small business grant recipients that both serve as anchors in the Rockville Town Center, drawing business, contributing to the public benefit of Rockville, and attracting social activity to downtown Rockville. Dawson’s Market delivers organic products, local produce, community events, environmental sustainability initiatives, and philanthropic support to the community from its central location in the Rockville Town Center. The Market contributes to local economic growth by purchasing from local vendors and drawing business to the Rockville Town Center. Dawson’s Market employs 62 Montgomery County citizens, providing job stability and career development opportunities. Cottage Monet is a lifestyle boutique that draws retail shoppers to the Rockville Town Center with unique products and an engaging customer service experience.

![Dawson's Market Employee Makeup](image)

**Dawson's Market Employee Makeup**

- **82.3%**: Employees with disabilities or from work source programs
- **17.7%**: Other employees

**Annual purchases by Dawson's Market top $500,000 from 110 local vendors**

**10% of Dawson's Market payroll distributed to employees with disabilities or from work placement programs**
Report

Background and Purpose

This report evaluates the significance of the city of Rockville’s Small Business Impact Fund Incentive Program in strengthening the city’s downtown center. Rockville Economic development investment is typically measured as a monetary return of dollars invested into a community. The City of Rockville’s distinctive Small Business Impact Fund Incentive Program seeks to invest in businesses in any industry that not only contribute to the financial growth of the local community, but also advance social missions in Rockville, Maryland. The Small Business Impact Fund has primarily supported businesses in the Town Center Performance District of Rockville Maryland. Through marketing efforts, the Program has recently expanded to subsidize businesses in the Twinbrook Performance District. In order to receive grant funds, the Small Business Impact Fund Program requires recipients to:

- have a commercial location within one of the two Rockville, Maryland performance districts: Twinbrook Performance District or Town Center Performance District;
- be in good standing with the Department of Assessment & Taxation;
- and have an updated business plan, a description of the project initiative that they are undertaking, and an explanation of the public benefit of the project for the Rockville community.

According to The National Main Street Center, an independent subsidiary of the National Trust dedicated to revitalizing historical downtowns, the financial investment in a downtown center yields economic rewards for the entire community. Investments made into Main Street community programs in 2020, comprising $4.14 billion dollars yielded 14,988 new jobs for local community members across the United States. These investments provided a net gain of 4,356 individual new businesses. According to 2020 data, $18.90 are yielded on average, for every dollar a participating community spends to support the operation of its Main Street program. The growth and health of the Rockville Downtown District will create an ecosystem and positive economic externalities for all businesses in the area.

Research for this report was conducted and compiled by a third-party independent research firm, Vault Consulting, LLC. In analyzing this program, Vault reviewed the financial return of investments by the Rockville Economic Development, Inc. into the Rockville community, as well as conducted a detailed qualitative analysis of the social impact of several small businesses that are supported by the Small Business Impact Fund Incentive Program.

“Downtown is important because it’s the heart and soul of any community. If you don’t have a healthy downtown, you simply don’t have a healthy town.”

- Ed McMahon Chair, National Main Street Center Board of Directors
Previous Fund Recipients

The Small Business Impact Fund has allowed Rockville entrepreneurs to expand their workforce, invest in capital improvements for their business, and remain in business throughout the COVID-19 pandemic. To date, the Small Business Impact Fund Incentive Program has invested in Dawson’s Market, Cottage Monet, Pour Vino N’Hops, Peerless Rockville, Twinbrook Dental, Chaney Communications, Saints Valley, Decipher Events, LLC. (Cutesy), Nature by Trejok, and Rockville Physical Therapy. In a survey to previous fund recipients, 85% of respondents said that they were able to expand their business by hiring employees within one year of receipt of their grant. The remaining respondents hired employees in the 2nd year of receiving the grant. Eighty-five percent of recipients allocated their grant to capital improvements for their business. All companies responding to the survey said that grant funds allowed them to purchase something necessary to grow their business that they would not otherwise have been able to fund at the time. The Small Business Impact Fund Incentive Program has drawn significant economic activity to the Rockville, Maryland area and has helped retained businesses to the city. In introducing new retailers to the Rockville Town Center and sustaining businesses already in the area, the Program has contributed to growing the local economy.

For the purpose of this report, we will focus on the impact of Dawson’s Market, the primary grant recipient, and a local natural foods grocery store, to the economic stability and growth of Rockville, Maryland. The report will also highlight Cottage Monet, which is a female owned lifestyle boutique that serves as a typical example of a retail store in the Rockville Town Center. These two businesses were the first to receive grants from the Small Business Impact Fund Incentive Program.

Dawson’s Market

Dawson’s Market is committed to and embedded in the local community of Rockville, Maryland. By sourcing from 110 local vendors. To date, sourcing from local vendors makes up $500,000 in purchases, and comprises 12% of their total purchase volume coming from the local community. Local vendors are located within 50 miles of Dawson’s Market. Dawson’s Market is a liaison, bringing high quality local products to a wider audience of customers. Customers of Dawson’s Market cite the store’s commitment to local sourcing as an element that they specifically seek in a grocery store. The quality of Dawson’s Market produce, and their carefully curated product selection, meet the specific needs of the Rockville community in a way that larger grocery stores cannot achieve. While Dawson’s Market is committed to sourcing local and organic goods, they do not fail to offer the variety of options demanded by the local community. The prepared food options are a unique and well-received addition to their retail products, “Dawson’s Market is awesome. After a long and painful process to entice a grocery store to that location, the ultimate decision to place Dawson’s was excellent. Great selection of organic, bulk and locally grown products. Wonderful baked goods - breads, muffins, and bagels. Finally, good bagels in downtown Rockville! And, of course, excellent fresh brewed coffee to complement them.” (John B. Yelp review). Rockville residents are vocal that Dawson’s Market adds value to the community with their locally sourced product variety.

Dawson’s Market directly contributes to the economic growth of local small business by offering retail space to start-up businesses in Montgomery County to bolster their early sales growth. Dawson’s Market has contributed to launching several Montgomery County businesses that have grown into regional or national brands. One brand that Dawson’s Market partnered with at their start was Ever Bar, which produces non-GMO energy bars. This start-up purchased raw ingredients from Dawson’s Grocery at its inception and sold the finished product in the store. It has now grown into a national brand which also distributes in Canada. Dawson’s Market helped launch Eat Pizza as one of the first retail stores to carry
their products. This company produces real dough, hand-tossed, frozen pizza proudly made in the nation’s capital. The brand has grown regionally, and Dawson’s Market remains a top distributor. Dawson’s Market was one of the first retail stores to carry spices and frozen flatbreads from Z&Z an Arab spice company that features the flavors of Middle Eastern street food. Z&Z has now expanded to open a bakery located just 1.5 miles from Rockville Town Center. Finally, Dawson’s Market helped bring Good Molly’s allergy friendly baked goods to Rockville customers. Dawson’s Market was one of the first retail stores carrying this female-owned start-up’s line of cookies and baking mixes. They have now expanded to retail space in Whole Foods and ship orders domestically across the US. Dawson’s Market promotes business growth for local entrepreneurs by bringing local products to a wider customer base than these brands would be able to reach otherwise.
Dawson’s Market strengthens a sense of shared Rockville culture with community events and a welcoming store environment. Dawson’s Market works tirelessly to bring the Rockville, Maryland community together. Community events at the store not only encourage neighborhood relationships but also contribute to a buzzing downtown atmosphere. One patron reflects positively on the frequency of Dawson’s Market when he says, “I love how they involve the community in weekly activities based at the store.” (Mike W. Yelp review). By providing a gathering space for the community, Dawson’s fosters strong relationships between Rockville residents. Another Dawson’s Market customer describes his connection to Dawson’s and the Rockville community when he explains, “I like having Dawson’s now as a lunch or dinner option, particularly when attending an event or activity in or around Town Center. I also like that Dawson’s is beginning to have activities and events, making it a community focus for a myriad of reasons not just food shopping. Check it out.” (John B. Yelp review). In addition to hosting public events, Dawson’s Market employees create an engaging store atmosphere with a personalized shopping experience. Customers consistently cite excellent customer service as a feature that compels them to return to Dawson’s Market week after week. During the COVID-19 pandemic, when supply chains were disrupted and stay-at-home orders were widespread, Dawson’s Market implemented a grocery delivery program. This program allowed the Rockville community to maintain social distance without foregoing the essentials such as toilet paper and quality food items. The commitment of Dawson’s market to the local community makes this grocery store unique and vital to the growth of the Rockville Town Center.

“I am so glad I live within walking distance to this locally focused, sustainably grown grocery store. This place will have you rethinking your weekly meal plans because you should be buying food that is no more than 100 miles away, especially produce! I had the fortunate experience of being there while Mark, the Produce Manager, was restocking the shelves because he spent some time welcoming me to the store since I am a new resident. He is so passionate about bringing locally grown produce to the store and it emanated while he spoke to me. I was grateful for his recommendations and insight and cannot wait to eat my nectarines and blackberries that are from right around the corner!! I would have to say that all their staff is exceptionally helpful and really love their work so no matter who you talk to, you will get great recommendations and information!!! I look forward to making this my go-to store for weekly shopping!”

– Larissa J. Yelp review
Dawson’s Market is centrally located in the Rockville Town Center. The Market is located at an average proximity of 2.173 miles of the 50 largest employers of Rockville residents, making it centrally located in the economic hub of Rockville. Its proximity to local businesses, Montgomery County and Rockville City government facilities, schools, and assisted living facilities makes organic food easily accessible to residents who may not have reliable personal vehicles or who need fast, fresh food options. In 2021, Rockville, Maryland showed a disparate economic makeup. While the average household income in Rockville is $104,184, there remains 18.3% of households that bring in less than $15,000 in annual income. Dawson’s Market provides access to affordable and healthy groceries in a central location for these Rockville families. The proximity of Dawson’s Market to senior and assisted living facilities makes it easily accessible by foot for aging residents. Dawson’s Market is located just 0.7 miles from Sunrise of Rockville and 1.3 miles from Sterling Care Nursing which provide care to a communities of senior Rockville residents. While these residents may require care as they age, many also want to remain independent. The proximity of the Dawson’s Market to these facilities offers the opportunity for residents to autonomously access groceries, increasing their sense of self-sufficiency. The central location of Dawson’s Market in the Rockville Town Center caters to the County’s disadvantaged citizens, as well as, to its professional community.

Dawson’s Market is also centrally located in relationship to the Rockville business district. Customers are enthusiastic to shop and eat at Dawson’s Market during their workday because of the high-quality ingredients. One patron explains, “I come here often to get a salad at lunch time. They always have nice fresh organic produce. The prices are a little high but you are getting high quality food so that is a good payoff in my mind.” (Mike W. Yelp review). Dawson’s Market offers is located 0.4 miles from Rockville’s largest employer, the Montgomery County Government, which employs 5,165 workers. The store is just 0.4 miles from Rockville City Hall which employs 537 Rockville residents. In addition, it is 1 mile from Montgomery College Rockville. The Market provides easily accessible healthy and organic meal options to the College’s 1,950 employees and 21,720 students. In a central location in Rockville Town Center, Dawson’s Market acts as an intermediary providing access to healthy, local products and produce to Rockville community members.

Dawson’s Market is committed to sustainable farming practices and reducing carbon emission by sourcing locally, as well as, encouraging alternative transportation of community members to their store. It reduces waste by recycling an average of 4,000 pounds of waste material per month. The grocery store reduces food waste by composting an average of 500 pounds of organic material per week. To encourage waste reduction in the local community, Dawson’s Market is a pickup location for Montgomery County compost bins. An average of 8 bins per month are picked up and used by residents to reduce food waste. The store works to reduce plastic waste in local landfills by only providing paper bags to customers. It spends about $1,500 per month on approximately 6,000 paper bags in order to further their mission of environmental sustainability and avoid contributing to plastic waste in the Montgomery County community. Dawson’s Market supports reducing emissions and local community engagement by hosting a refreshment stop during the Montgomery County’s Department of Transportation “Bike to Work” Day event. Dawson’s Market has participated in the event since from 2015. The “Bike to Work” Day Event, celebrating its 20th anniversary in 2021, gained 17,000 participants in an effort to encourage healthy habits, fitness, and reduce carbon emissions from other transportation methods. Dawson’s Market provides 15 gallons of coffee and 75 pastries for bikers each year. To further support environmental sustainability through
alternative methods of transportation, Dawson’s Market has hosted 2 Honest Tea bike giveaways to local community members. A key aspect of the mission of Dawsons’s Market in the Rockville community is reducing waste and encouraging environmental sustainability among the community.

Dawson’s Market offers economic stability and career growth opportunities to 62 Montgomery County residents. This group of employees includes veterans, 50+, immigrants, persons with disabilities, and individuals re-entering the workforce. Dawson’s Market bolsters the local economy by employing 62 community members. Job stability and career development are central to Dawson’s Market work environment. This commitment is evident in 20 of the 62 current employees at Dawson’s Market employees working for the store since its reopening, and 28 Dawson’s employees working with the company for more than 2 years. Personnel investment has led to 8 out of the 10 current managers being promoted internally. As an employer, Dawson’s Market provides stability and opportunities for growth to Rockville residents.

Dawson’s Market invests in the local economy by employing residents of Rockville, Maryland. The store partners with individuals that may encounter challenges finding and maintaining meaningful employment elsewhere. This group of employees includes veterans, 50+, immigrants, persons with disabilities, and individuals re-entering the workforce. Eleven Dawson’s Market employees are individuals with disabilities and 2 from Work Source, a program that is committed to placing individuals in need of supportive employment in positions that fit their needs. A total of $127,237 dollars in payroll is distributed to employees with disabilities or from work placement programs. This figure comprises 10% of the total payroll. In addition to cash compensation, Dawson’s Market provides employee benefits to 10 employees and 7 store managers. By supporting residents with reliable income and benefits, Dawson’s Market pours invaluable resources into the local community.

Dawson’s Market is committed to giving back to the Rockville community through donations to local causes and providing reduced price organic produce. Dawson’s Market gives back to the local community through hosting 10% community nights in which 10% of the proceeds from store purchases are donated to a local cause. In 2021, Dawson’s Market hosted 4 community nights for Christ Episcopal School, Montgomery County Foods Council, So What Else, and Beall Elementary School for a total of $3,000 in donations. Dawson’s Market also partners with local causes to donate a percent of daily proceeds to charities and foundations working to benefit the Rockville community. Dawson’s Market has a longstanding history of contributing to local community causes and has supported 11 local partners through donating a portion of profits to them on designated days. Causes supported include:

1. Community Ministries of Rockville: Provides healthcare, emergency assistance, education, and supportive housing for the most vulnerable populations of Montgomery County.
2. Red Wiggler Foundation: 7-acre Sustainable community farm where people with and without developmental disabilities come together to grow healthy food which is donated or sold to the local population.
4. Foundation for Fighting Blindness: Leading private funder of retinal disease research driven by the mission of accelerating the development of treatment for inherited retinal diseases.
5. FARE (Food Allergy & Research Education): Facilitate research, provides education
and advocates on behalf of the 32 million Americans that live with food allergies.

7. Manna Food Bank: Food bank serving Montgomery County and striving to end food insecurity in the community.
9. Montgomery County Collaboration Council: Local board working to address the needs of children under the age of 18 and their families.
10. VisArts at Rockville: Grassroots nonprofit committed to providing children, teens, and adults opportunities to express their ideas and develop their artistic talents.
11. The Rockville Rotary Club: Local chapter of Rotary International providing service opportunities, business fellowship, professional and community development.

Dawson’s Market supplies a “Quarter Bin” which reduces produce waste of oddly shaped and slightly bruised but still edible items. It allows community members to purchase discounted produce items that they may not be able to afford otherwise. To date, 7,000 items have been purchased from the “Quarter Bin” for a total of $35,000 in retail value. Through philanthropic work, Dawson’s Market gives supports economic growth of the entire community by giving back to Rockville, Maryland’s most disadvantaged residents.

Cottage Monet

Cottage Monet is a female owned lifestyle boutique known for providing a unique and friendly shopping experience. As a small business, Cottage Monet offers a personalized shopping experience that Rockville residents appreciate. One customer describes the care and attention of the employees that contributes to a unique shopping experience when she comments that, “The sales associates are always so helpful and adorable asking if you’re looking for anything in particular, showing you the latest scents from their bath and body collections, to just plain complimenting you. Honestly, it’s like being on vacation.” (Amanda S Yelp review). Another patron explains how the caring customer service experience a Cottage Monet makes her feel by saying, “Whenever I need to buy a gift, I can count on Caya, the owner, to recommend the perfect thing. And she takes her time with each customer, so you feel like you’re special. I like that.” (Beyhan T. Yelp review). Cottage Monet’s commitment to customer service makes it ideal for serving the Rockville community. Personalized gift recommendations help Rockville residents efficiently select the perfect gifts for their friends and family, as explained in the comment, “The Cottage Monet has a little bit of everything. Stylish home furnishings, jewelry, spa gifts, fashion accessories, etc. I emailed the owner the Mother’s Day gift ideas I had and my price point and she emailed me back great recommendations, with photos, to pick from. She offers curbside pickup and Venmo payments, so it was all contactless! Felt great to support a local woman-owned small business.” (Rachel M Facebook review). The shopping experience at Cottage Monet offers great value to customers and also contributes to the economic growth of the Rockville Town Center.

Cottage Monet demonstrates a commitment to community engagement by teaching the next generation of entrepreneurs about what it is like to run a retail shop. Caya hosts elementary school children and walks them through the steps of owning a small business. She also promotes independent artists in Montgomery County by providing retail space for them to sell their work.

Customers explain that the central location of Cottage Monet encourages them to support other
businesses in the Rockville Town Center, contributing to a downtown district that they like to frequent. One Patron explains that, “It’s also right in the middle of Rockville Town Center so I can shop in the other stores and grab a bite to eat with a girlfriend. But what I like best is the service!” (Beyhan T. Yelp review). Another customer remarks that the proximity of the store to their place of employment makes it easily accessible, “If you’re on your lunch break or just feel like perusing the stores on the Square and are in need of a present for a woman later on in the week the Cottage Monet is the place to go. It’s the perfect place to get an age-appropriate gift for any girl from the age 1-100.” (Amanda S Yelp review). Contributions to Cottage Monet support the expansion of this beloved small business’s online growth. The Cottage Monet website supports consistent growth of the lifestyle boutique. In 2021, the website contributed $1,300 in sales to the small business, which represents 8% growth over website sales over 2020.

Conclusions
The Small Business Impact Fund Incentive Program is an invaluable program supporting the economic growth of Rockville, Maryland. Contributions made by the fund to local businesses in the Rockville Town Center have sustained local businesses throughout the COVID-19 pandemic. The Program has allowed these businesses to continue to advance the missions of community engagement and downtown economic growth. Dawson’s Market and Cottage Monet, two primary grant recipients of the Small Business Impact Fund Incentive Program have increased economic activity in downtown Rockville, drawn the community of Montgomery County closer together, and encouraged citizens to invest in local business. In addition to encouraging funds to be spent locally, Dawson’s Market and Cottage Monet both give back to the local community through environmental initiatives, hosting community events, and giving back to local charities. The Small Business Impact Fund Incentive Program is consequential to the economic wellbeing of Rockville, Maryland. Support for the Small Business Impact Fund Incentive Program will promote economic activity in the Town Center and bolster the next generation of entrepreneurs as they build a stronger community in Rockville.

Information in this report was compiled by Vault Consulting, LLC. in collaboration with Bart Yablonsky, the Owner of Dawson’s Grocery, Caya Cagri, the Owner of Cottage Monet, and Rockville Economic Development Inc.
EXHIBIT D
FY 22 Marketing Publications
Reasons to Love Rockville - Life Science Focus

REASONS TO LOVE ROCKVILLE

Your life science business will be at home in one of the most diverse, inventive, and growing cities in the nation. Rockville has implemented inclusive programs that promote and support your company's success while building the surrounding community.

WORKFORCE & DEMOGRAPHICS

- Most Educated City in Maryland - Insurify, 2020
- 64% of Rockville residents have a college degree
- High-skilled talent pool annually matriculating from The University of Maryland (College Park), Johns Hopkins University, Universities of Maryland at Shady Grove, Montgomery College, and more
- 44.9% of Rockville residents speak a language other than English
- 19th best Small City for Small Businesses in the U.S. - Verizon Business - 2018
- The 2012 Census shows that 32% of Rockville small businesses are minority owned

FEDERAL AGENCIES IN/NEAR ROCKVILLE

- National Institute of Standards and Technology (NIST)
- The National Institutes of Health (NIH)
- The Food and Drug Administration (FDA)
- United States Department of Health and Human Services (HHS)
- U.S. Consumer Product Safety Commission (CPSC)
- Department of Energy (DOE)
- National Oceanic and Atmospheric Administration (NOAA)
- Substance Abuse and Mental Health Services Administration (SAMHSA)

HOME TO OVER 150+ BIOHEALTH COMPANIES

Rockville Economic Development, Inc.  |  51 Monroe Street, PE-20  |  Rockville, MD 20850  |  301.315.8096  |  RockvilleREDI.org
LOCATION & INFRASTRUCTURE

- Centrally located in the Mid-Atlantic region with immediate proximity to Washington, D.C.
- Ability to conduct business with global companies, diplomatic organizations, and think tanks
- Immediate geographic access to the Life Science World - Scientific Institutions, Federal Labs, NIST, NIH, FDA, and Science Incubators, as well as federal agencies such as CPSC, DOE, NOAA, NRC, SAMHSA, NIMHD
- Location of the new Global Pandemic Prevention & Biodefense Center
- Robust community of growing companies and entrepreneurial start-ups
- Access to Montgomery College, Johns Hopkins University and an innovative University of Shady Grove campus offering more than 80 undergraduate and graduate degree programs from 9 Maryland public universities: Bowie State University • Salisbury University • Towson University • University of Baltimore • University of Maryland Baltimore • UMBC • University of Maryland • University of Maryland Eastern Shore • University of Maryland Global Campus

QUALITY OF LIFE

- Rockville boasts over 1,000 acres of parkland, with 65 parks featuring hiking trails, wildlife sanctuaries, public art, play spaces & more
- Cultural public amenities including community centers, a Nature Center, Civic Center, Swim and Fitness Center, senior center, and a full range of outdoor recreation activities
- Nationally recognized public education system - A+ rating on Niche.com
- Ranked No. 7 on Wallet Hub’s, “2020 List of Most Culturally Diverse Cities in the U.S.”

LEASING NOW:

SHADY GROVE INNOVATION DISTRICT
DISCOVERY HAPPENS HERE

Rockville Economic Development, Inc. | 51 Monroe Street, PE-20 | Rockville, MD 20850 | 301.315.8096 | RockvilleREDI.org
**PROGRAMS & INCENTIVES**

**F.A.S.T. PROGRAM**
Faster, Accountable, Smarter and Transparent - that’s what Rockville’s development review and permitting services offers:
- Online permitting portal for paperless, trackable applications
- 95% of requests answered within 24 hours
- Revised, development-friendly City code
- Trained, helpful City staff ready to assist with your project

**MOVE & EXPANSION PROGRAM**
REDI administers both the MOVE and Business Expansion Fund programs to support new and existing Rockville businesses:
- MOVE - Grant for new businesses committing to Class A and B space
- Business Expansion Fund - Supports existing Rockville businesses that seek to **lease or purchase** additional Class A or B office, industrial, or flex space to accommodate their growing needs

**MONTGOMERY COUNTY PROGRAMS**

- Montgomery County MOVE Program
  - Grants of up to $80,000 for companies taking up to 20,000 sq. ft. of Class A or B office space, or lab space for companies that are new to Montgomery County

- Montgomery County New Jobs Tax Credits
  - Tax credits for companies that take at least 5,000 sq. ft. of new, never-before-occupied space and add at least 25 employees to Montgomery County

- Montgomery County Economic Development Grant and Loan Program (EDF)
  - Financial assistance to established private employers who retain and/or stimulate significant new job creation in Montgomery County

- Montgomery County SBIR/STTR Matching Grant
  - Match up to $25,000 for Phase 1 or $75,000 for Phase 2 awards during the current calendar year for research in medicine, biotechnology, or life sciences

- Montgomery County Biotechnology Investor Incentive Program
  - Supplemental grant available to investors in biotechnology companies located in the county. Approved investors that receive Maryland State tax credits will automatically receive the supplemental grant

**STATE OF MARYLAND PROGRAMS**

- Maryland Innovation Investment Tax Credit
  - Provides a refundable income tax credit to a qualified investor equal to 33% of an eligible investment in a Qualified Maryland Technology Company up to $250,000 in tax credits. May be used in lieu of the Maryland Biotechnology Investment Incentive Tax Credit Program, but not in conjunction with that program

- Maryland Biotechnology Investment Incentive Tax Credit (BII TC)
  - Provides an income tax credit equal to 50% of an eligible investment in a Qualified Maryland Biotechnology Company (QMBC) up to $250,000 for each QMBC per fiscal year
Maryland Stem Cell Research Fund
✓ Funding for early research, validation, clinical trials and commercialization activity

TEDCO Entrepreneurial Resources
✓ Free use of subscription market databases and online educational resources;

TEDCO Advisory Services:
• Maryland Entrepreneur Hub: A database of entrepreneurial resources
• Network Advisors: Custom assistance from industry professionals
• Prelude Pitch: Received pitch feedback from industry professionals
• Round Tables: Mutual learning and support via groups of non-competing entrepreneurs from similar verticals

TEDCO Technology Transfer Services
✓ Programs that assist companies with an interest in working with Federal labs on development and commercialization technology. Services include orientation to federal tech transfer and SBR/STTR proposal support

TEDCO Innovation Initiative
✓ For commercialization of technologies from MD universities, awards up to $255,000

TEDCO Pre-Seed Builder Fund
✓ Investment and economic support to technology and life science companies run by entrepreneurs who demonstrate economic disadvantage

TEDCO Seed Fund
✓ Supports seed stage of Maryland companies to develop and commercialize new technology-based products

Maryland Venture Fund
✓ Early-stage, evergreen venture capital fund dedicated to growing businesses in Maryland. Initial funding ranges from $5–1.5 million

Dingman Center Angels (UMD)
✓ Angel investment group with individuals that invest $100,000 to $1,000,000 in seed/early stage companies

Maryland Momentum Fund
✓ Matching investments of $150,000 - $500,000 in late seed-stage companies that have a technology or founder/inventor connection to the University System of Maryland

Maryland Industrial Partnerships (MIPS)
✓ Matching funds and university expertise to help MD companies commercialize a technology/product

Advance Maryland (formerly known as MEDAAF)
✓ Financial assistance to established private employers who retain or stimulate significant new job creation in Montgomery County

Maryland Job Creation Tax Credit
✓ Companies that add at least 60 employees to Maryland over 2 years may receive tax credits of $3,000/employee. Requirement reduced to 25 employees with tax credits of $5,000/employees in some geographies

Maryland Research and Development Tax Credit
✓ Income tax credits to businesses that invest in research and development in Maryland. The total amount of credits depends on the amount of eligible expenses incurred

For more details please contact Richelle Wilson at richelle@rockvillediri.org or 301-355-2214
Reasons to Love Rockville - City Profile

REASONS TO LOVE ROCKVILLE

Make your business at home in one of the most diverse, inventive, and growing cities in the nation. Rockville has implemented inclusive programs that promote and support your company's success while building the surrounding community.

PROGRAMS & INCENTIVES

FAST PROGRAM
Faster, Accountable, Smarter and Transparent - that’s what Rockville’s development review and permitting services offers:

✓ Online permitting portal for paperless, trackable applications
✓ 99% of requests answered within 24 hours
✓ Revised, development-friendly City code
✓ Trained, helpful City staff ready to assist with your project

MOVE & EXPANSION PROGRAM
REDI administers both the MOVE and Business Expansion Fund programs to support new and existing Rockville business:

• MOVE - Grant for new businesses committing to Class A and B space
• Business Expansion Fund - Supports existing Rockville businesses that seek to lease or purchase additional Class A or B office, industrial, or flex space to accommodate their growing needs

LARGE CAPITAL REGION CITY WITH LOWER COST OF LIVING

✓ Overall Rockville’s cost of living is 14 - 28% less than neighboring cities in the Washington, D.C. metropolitan area, when considering housing, food & groceries, utilizes, transportation, healthcare, and other miscellaneous costs*
✓ Residents spend 5% less on transportation costs than residents in surrounding localities*
✓ Homes are an average of 10.7% more affordable in Rockville than in surrounding localities*
✓ Rockville residents spend around 6% less on healthcare than nearby neighboring cities in the D.C. metropolitan area*

*Source: BestPlaces - www.bestplaces.net

FEDERAL AGENCIES IN OR NEAR ROCKVILLE

✓ National Institute of Standards and Technology (NIST)
✓ The National Institutes of Health (NIH)
✓ The Food and Drug Administration (FDA)
✓ United States Department of Health and Human Services (HHS)
✓ U.S. Consumer Product Safety Commission (CPSC)
✓ Department of Energy (DOE)
✓ National Oceanic and Atmospheric Administration (NOAA)
✓ Substance Abuse and Mental Health Services Administration (SAMHSA)

MAJOR EMPLOYERS ARE IN ROCKVILLE

When companies locate their business in Rockville, they’re joining a community of well-established companies. 18+ Headquarters are in Rockville. We’re proud to share a preview of the headquarters that call Rockville, “Home.”

Rockville Economic Development, Inc. | 51 Monroe Street, PE-20 | Rockville, MD 20850 | 301.315.8096 | RockvilleREDI.org
LOCATION & INFRASTRUCTURE

- Centrally located in the Mid-Atlantic region with immediate proximity to Washington, D.C.
- Ability to conduct business with global companies, diplomatic organizations, and think tanks
- Immediate geographic access to the Life Science World - Scientific Institutions, Federal Labs, NIST, NIH, FDA, and Science Incubators, as well as federal agencies such as CPSC, DOE, NOAA, NRC, SAMHSA, NIMH
- Location of the new Global Pandemic Prevention & Biodefense Center
- Robust community of growing companies and entrepreneurial start-ups
- Access to Montgomery College, Johns Hopkins University and an innovative University of Shady Grove campus offering more than 60 undergraduate and graduate degree programs from 9 Maryland public Universities: Bowie State University • Salisbury University • Towson University • University of Baltimore • University of Maryland Baltimore • UMBC • University of Maryland • University of Maryland Eastern Shore • University of Maryland Global Campus

WORKFORCE & DEMOGRAPHICS

- Most Educated City in Maryland - Insurify, 2020
- 64% of Rockville residents have a college degree
- High-skilled talent pool annually matriculating from The University of Maryland (College Park), Johns Hopkins University, Universities of Maryland at Shady Grove, Montgomery College, and more
- 44.9% of Rockville residents speak a language at home other than English
- 19th best Small City for Small Businesses in the U.S. - Verizon Business - 2018
- The 2012 Census shows that 32% of Rockville small businesses are minority owned

QUALITY OF LIFE

- Rockville boasts over 1,000 acres of parkland, with 55 parks featuring hiking trails, wildlife sanctuaries, public art, play spaces & more
- Cultural public amenities including community centers, a Nature Center, Civic Center, Swim and Fitness Center, senior center, and a full range of outdoor recreation activities
- Nationally recognized public education system - A+ rating on Niche.com
- Ranked No. 7 on Wallet.Hub’s, “2020 List of Most Culturally Diverse Cities in the U.S.”

Customized apprenticeships, professional development, and workforce training available are through Montgomery College and the University of Shady Grove.
Welcome to Rockville, MD
Guide for new businesses
Table of Contents

- Welcome to the City of Rockville! 3
- Rockville Economic Development, Inc 4
- About Rockville 5
  - Demographics and Data 7
- City Hall 9
  - Mayor & Council (2019-2023) 9
  - City Manager’s Office 10
  - Department of Housing and Community Development 10
  - Department of Public Works 11
  - Department of Community Planning and Development Services 11
  - Public Information Office 12
  - Department of Recreation and Parks 12
- City Utilities 13
- Quality of Life 14
  - More Reasons to Love Rockville 15
- Business Resources and Partners 17
Welcome to the City of Rockville!

As county seat of Montgomery County and home to over 70,000 people, I like to say that we are “a small town in a big city.” Situated 13 miles from our nation’s capital and next to the National Institutes of Health, National Institute of Standards and Technology, and Walter Reed National Military Medical Center, Rockville is known for our business friendliness, educated workforce, excellent schools, and welcoming and safe neighborhoods.

Named the seventh Most Diverse City in America (and fourth most diverse among small cities) by WalletHub in 2021, Most Educated City in Maryland by Insurify in 2020, the Best Place to Live in Maryland by “Money Magazine” in 2018, and 13th on Livability’s list of the Top 100 Best Places to Live in 2017 (the fourth year in a row the city made the national list’s top 20), Rockville is home to some of the world’s most prominent advanced research, life sciences, biomedical and technology companies.

We are thrilled that your business has joined our community, and we look forward to having you grow with us!

*Mayor Bridget Donnell Newton*
Rockville Economic Development, Inc

In the Business of Connection

Welcome to Rockville, the heart of Maryland’s innovation and growth!

Rockville is a leading location for businesses and investors in the life science and biotech industries. With proximity to key federal agencies like NIH and FDA, the area has become one of the top three locations for life science industry clusters in the nation. The Global Pandemic Prevention and Biodefense Center was recently established in Rockville to address the complex and growing need for global response to situations like the recent pandemic. In the last few years, there has been a surge of new businesses and investment in Rockville companies, including $12 billion of IPO, private funding and venture capital in the life sciences, health tech and media industries in the first three quarters of 2021.

As Montgomery County’s government seat, Rockville is home to over 18 international company headquarters, including Emmes, Aurinia Pharmaceuticals, and ZeniMax Media Inc. that have access to a wide range of office, flex, and industrial space. Projects like the 31-acre redevelopment of the Shady Grove Bio + Tech Campus to new Class A lab space, and Twinbrook Quarters, an 18-acre metro-adjacent, mixed-used development featuring 240,000 sf. of 5-star office space, 460 luxury mid-rise apartments and ground level retail is currently underway, which will bring more new business, talent and investment to Rockville. Businesses tap into the highly educated and diverse workforce in the area. Sixty-four percent of Rockville residents have a college degree, and the city was named Maryland’s most educated in 2020 by Insurify.

If you haven’t already, help us make your business at home in one of the most diverse, innovative and growing cities in the nation.

REDI works to identify and develop economic opportunities to help Rockville prosper. If you need business assistance or more information on Rockville, please contact us or visit www.rockvilleredi.org

(301) 315-8096
admin@rockvilleredi.org

Rockville REDI  @rockvilleREDI  @rockvilleREDI
About Rockville

Rockville is one of Maryland’s oldest towns, with its origins dating back to Colonial America. During Revolutionary times Rockville was known as Hungerford’s Tavern, the name of its most familiar business and landmark.

When Montgomery County was formed by a division of Frederick County in 1776, Rockville served as the county seat and gradually became known as Montgomery Court House. In the 1780s, the community was known as Williamsburgh, named for the family that subdivided the central part of town, when Rockville was little more than a cluster of homes, a tavern, a courthouse and a jail.

In 1801, the Maryland General Assembly officially established the name of the town as “Rockville” because of its location close to Rock Creek. The population grew from 200 in 1800 to 400 in 1846. Rockville became incorporated in 1860 and was governed by three commissioners until 1888, when the city’s 400 residents elected the first Mayor and Council.

Presently, Rockville is considered one of the nation’s leading small cities and has earned its place among the top 10 most diverse communities in the nation. Rockville reveres its roots and its commitment to citizen-centric public service, to the environment, and to the connection of neighborhood and residents.

As an incorporated city in Montgomery County, Rockville operates as its own jurisdiction. Residents, business owners or commercial real estate investors, benefit from the City of Rockville’s customer-focused planning & zoning, safety, transportation and parks & recreation departments, among other top City services.

►To learn more about Rockville’s history, visit https://www.rockvillemd.gov/978/History
The City of Rockville maintains several maps using an accessible Geographic Information System (GIS) application. Data maintained in Rockville's GIS include streets and property parcels; zoning and neighborhoods; water, sewer, and storm drain utilities; parks and city facilities; bicycles routes; and more.

View the City of Rockville’s maps at: https://www.rockvillermd.gov/683/City-Maps.
Demographics and Data

- Population: 67,139
- Median Household Income: $111,797
- Per Capita Income: $54,611

Population by Race

- White alone: 56%
- Asian alone: 20%
- Black or African American alone: 11%
- Some other race: 7%
- Two or more races: 6%
- American Indian and Alaska Native alone: 0%
- Native Hawaiian & other Pacific Islander alone: 0%

- Female persons: 53%
- Foreign born persons: 33.5%
- Language other than English spoken at home: 43.2%
- With a disability (under age 65): 6.6%

Source: U.S. Census Bureau
Educational Attainment

Bachelor's degree or higher (age 25+)

High School Graduate (age 25+)

Source: U.S. Census Bureau

Employment by Industry

Management Occupations

Computer & Mathematical Occupations

Education Instruction, & Library Occupations

Arts, Design, Entertainment, Sports, & Media Occupations

Legal Occupations

Office & Administrative Support Occupations

Sales & Related Occupations

Construction & Extraction Occupations

Source: Data USA
City Hall

The City of Rockville operates under the council-manager form of government. The Mayor and Council are responsible for establishing City policy and providing direction to the City Manager. There are five elected members comprised of a mayor and four at-large council members. All members are elected for 4-year terms.

Mayor & Council (2019-2023)

From left to right: David Myles, Beryl L. Feinberg, Bridget Donnell Newton (Mayor), Monique Ashton, Mark Pierzhala

Rockville Mayor and Council hold regular meetings at City Hall on the third floor. The general public is invited to community forum during the meetings to state concerns, offer statements or give opinions about topics being discussed by the Mayor and Council.

Mayor’s Office: 240-314-8280 | bnewton@rockvillemd.gov

Councilmember Ashton’s Office: 240-314-8295 | mashton@rockvillemd.gov

Councilmember Feinberg’s Office: 240-314-8293 | bfeinberg@rockvillemd.gov

Councilmember Myles’ Office: 240-314-8294 | dmyles@rockvillemd.gov

Councilmember Pierzhala’s Office: 240-314-8292 | mpierzala@rockvillemd.gov

For more information about Mayor and Council, visit https://www.rockvillemd.gov/424/Mayor-Council
City Manager's Office

The City Manager's Office works closely with the Mayor and Council to ensure Rockville continues to be a great place to live and work. The Office works directly with the community to provide recommendations to the Mayor and Council, giving more power to community members in deciding what happens in their neighborhoods. The City Manager is responsible to the Mayor and Council for the day-to-day management of city operations.

► For more information, visit https://www.rockvillemd.gov/138/City-Manager

Department of Housing and Community Development

The Department of Housing and Community Development (HCD) plans and implements activities that seek to ensure fair and equitable relations between landlords and tenants; increase the supply of affordable housing; and maintain existing housing in safe and habitable conditions. Through social ad community service programs, HCD seeks to maximize access to opportunities that enable all persons to fully develop their capabilities, achieve individual self-sufficiency, and live in human dignity.

Services:

Housing
• Moderately Priced Dwelling Unit (MPDU) Rental Program
• MPDU Homeownership Program
• Community Development Block Grant (CDBG) Multifamily and Single-Family/Owner-Occupied Rehabilitation
• Landlord-Tenant Affairs
• Rockville Emergency Assistance Program (REAP)

Youth and Family Services
• Counseling Services
• Latino Youth Development Program
• Linkages to Learning
• Mentoring

Community Assistance
• Community Mediation
• Holiday Drive

► For more information, visit https://www.rockvillemd.gov/2181/Housing-Community-Development
Department of Public Works

The Department of Public Works is responsible for the sustainable design, construction, operation, maintenance, inspection, and renewal of the city's infrastructure. The Department is dedicated to delivering high level engineering and operational services, utilities, and infrastructure for high quality of life and protection of health and property.

Services:
- Construction Management
- Engineering Services
- Environmental Services
- Fleet
- Street, Sidewalks and Right-of-way
- Stormwater Management
- Traffic and Transportation
- Recycling and Refuse Collection
- Snow and Ice Control
- Water and Sewer

▶ For more information, visit https://www.rockvillemd.gov/283/Public-Works

Department of Community Planning and Development Services

The Department of Community Planning and Development Services (CPDS) oversees planning, property development and construction activities in Rockville to ensure the vision for the City is achieved. The community expresses this vision through the City's Master Plan, the Zoning Ordinance and other development regulations. The Department serves public requests including general zoning or permitting information, historic research, property information and building and fire code interpretations.

Services:
- Comprehensive Planning
- Development Review and Zoning Administration
- Permits and Inspections
- Historic Preservation

▶ For more information, visit https://www.rockvillemd.gov/159/Community-Planning-and-Development-Servi
Public Information Office

The Public Information Office (PIO) works to increase resident and employee understanding and awareness of, and participation in city government programs, projects, and services. By partnering with other city departments, the PIO coordinates a strategic approach to communication though city publications, website, marketing efforts, external media, direct mail, the Rockville Reports newsletter, social media, electronic newsletters, Rockville Channel 11, and video on demand among other means.

►For more information, visit https://www.rockvillemd.gov/155/Public-Information-Office

Department of Recreation and Parks

The Department of Recreation and Parks is responsible for caring and maintaining Rockville's 65 parks, three community centers and multiple facilities including Glenview Mansion and F. Scott Fitzgerald Theatre and Social Hall.

Services:
• Arts and Culture
• Camps and Childcare
• Community Assistance
• Recreation Programs
• Recreation Centers and Parks
• City and Park Tree Care

►For more information, visit https://www.rockvillemd.gov/346/Recreation-and-Parks
City Utilities

The City Rockville manages four utility services: water, sewer, recycling and refuse, and stormwater management.

Customers pay for water and sewer on a monthly or quarterly bill that comes from the City of Rockville. Storm water management, and recycling and refuse services are billed on annual real property tax from Montgomery County.

▶ For more information about water, sewer and stormwater services, visit: https://www.rockvillemd.gov/240/Water-Sewer-Stormwater

▶ For more information about recycling and refuse services, visit: https://www.rockvillemd.gov/300/Recycling-Trash-Yard-Waste
Quality of Life

Ranked as one of the top ten most culturally diverse cities in the United States, Rockville has an A+ rating for its public education system and boasts over 1,000 acres of parkland with 65 parks featuring hiking trails, wildlife sanctuaries, public art, a swim center and other community and recreational amenities.

Rockville Town Square Ice Skating

Rockville Swim and Fitness Center

Chestnut Lodge Park

Croydon Creek Nature Center

Rockville’s accolades include:

- Best Place to Live in Maryland in 2018 by Money magazine
- Perfect score on the Human Rights Campaign’s Municipal Equality Index scorecard for five years running (2017, 2018, 2019, 2020 and 2021)
- 94% of residents who responded to the City’s 2018 community survey described the overall quality of life in Rockville as excellent or good
- 9th Large Community on the 2020 Art Vibrancy Index – National Center for Arts Research
- 11th Best City for Retirees to Live & Work in 2020 by Smart Asset
The City has also formal commitment to move its operations and community towards more sustainable practices taking into consideration the following:

- Prosperity: Supporting local economies and community resources
- Planet: Practicing responsible environmental management and conservation
- People: Embracing social equity, fairness, health and wellness

► Learn more about Rockville at https://www.rockvillemd.gov/447/About-Rockville

More Reasons to Love Rockville

Rockville has built a reputation as the heart of international dining in D.C. metro-area has attracted some of the region’s best restaurants and chefs who have been featured and awarded by the likes of the Washington Post, Zagat, and the Washingtonian magazine.

► Browse Rockville's bars, restaurants and eateries here: www.explorerockville.org/places/category/eat-drink/

The city produces and hosts many festivals and celebrations throughout the year that highlight its diverse population such as the Lunar New Year Celebration, Rockville Pride, Israeli Dance Festival, and Juneteenth celebrations.

► View Rockville's event here: https://explorerockville.org/events/
Rockville's retail inventory covers well over 3 million square feet and has long served as a shopping destination for the wider region. Some of the major retail shopping hubs include the Rockville Pike corridor, Rockville Town Center, King Farm, Upper Rock, Fallsgrove, Research Row, College Plaza and Woodley Garden to name a few.

▶ View Rockville's shopping centers and retail stores here: https://explorerockville.org/places/category/shopping/
Business Resources and Partners

Rockville Economic Development, Inc.

Rockville Economic Development, Inc. (REDI) is a public-private partnership that helps businesses launch, locate, expand in the City of Rockville, Maryland. Committed to economic development, REDI is proactive in its efforts to support existing industry and attract new businesses with the tools to get started in Rockville, and resources and guidance to existing businesses in the city.

REDI’s services include:
- Site selection assistance
- Fast-tracking development
- Talent alignment
- Business incentives
- Business/Industry networking

Learn more at www.rockvilleredi.org

Small Business Impact Fund

Funding is available for qualified small and medium-sized businesses that promote economic development in key districts across Rockville

Application deadlines are: September 30 and April 30

Rockville MOVE Grant

One-time grant to businesses that are relocating or expanding from outside the Rockville corporate city limits, or startups moving into their first commercial space, and purchase or lease space for minimum of three years. Excludes retail and restaurant industries.

Application deadlines are: September 30 and April 30

Business Expansion Fund

One-time grant to existing Rockville businesses that seek to lease or purchase a minimum of 1,000 sf. of additional space. Excludes retail and restaurant industries.

Application deadlines are: September 30 and April 30

Contacts:

Cindy Rivarde
Chief Executive Officer
cindy@rockvilleredi.org

Richelle Wilson
Deputy Director
richelle@rockvilleredi.org
Maryland Women’s Business Center

Maryland Women’s Business Center (MWBC) is a special initiative of Rockville Economic Development, Inc. that is funded, in part, through a cooperative agreement with the U.S. Small Business Administration. MWBC offers services to women and minority-owned businesses. MWBC’s services include:
- Business Assessment/Counseling
- Technical Assistance
- Entrepreneurial & Leadership Training
- Networking Opportunities
- Access to Capital

MWBC currently serves clients in Montgomery County, Fredrick County, and Prince George’s County. Learn more at www.marylandwbc.org

Rockville Chamber of Commerce

The Rockville Chamber of Commerce (RCC) works to foster an environment for businesses to success through leadership, advocacy and community partnerships. Learn more at www.rockvillechamber.org

Montgomery County Chamber of Commerce

The Montgomery Chamber of Commerce (MCCC) works to accelerate the success of its members businesses. Through varies program and events, and advocacy, MCCC helps their members to connect, learn and grow. Learn more at www.mcccmd.com

Montgomery County Economic Development Corporation

Montgomery County Economic Development Corporation (MCEDC) helps connect businesses to resources, site selection, funding, incentives, and permitting for business success in Montgomery County. Learn more at www.thinkmoco.com

Visit Montgomery

Visit Montgomery is the destination marketing organization for Montgomery County, MD - located just north of Washington, DC. Visit Montgomery promotes the region as a destination for meetings, conventions and travelers. Learn more at www.visitmontgomery.com

For more information on local, state and federal incentives and grants, please contact Richelle Wilson at richelle@rockvilleredi.org or 301-355-2214
Maryland Department of Commerce
As Maryland's primary economic development agency, the Department of Commerce fosters private investment and creates jobs by attracting new businesses, encouraging the expansion and retention of existing companies, and providing workforce training and financial assistance to Maryland companies. Learn more at www.commerce.maryland.gov

Maryland Technology Development Corporation (TEDCO)
TEDCO aims to be Maryland's leading source of funding for early-stage, technology-based businesses; to provide other business assistance to entrepreneurs throughout the State; and to foster technology transfer and commercialization from the State's universities and Federal labs. Learn more at www.tedcomd.com

Maryland Tech Council
The Maryland Tech Council is the largest technology and life science trade association in the State, and offers a forum for members to learn, share and connect. Learn more at www.mdtechcouncil.com

Federal Laboratory Consortium for Technology Transfer (FLC)
FLC is the formally chartered, nationwide network of more than 300 federal laboratories, agencies, and research centers that fosters commercialization best practice strategies and opportunities for accelerating federal technologies from out of the labs and into the marketplace. Learn more at www.federallabs.org

Universities at Shady Grove (USG)
USG offers select degree programs from nine public Maryland universities on one convenient campus in Montgomery County. USG's approach to higher education is designed to connect local college students to outstanding career opportunities, while providing regional employers with a highly educated, skilled workforce. Learn more at www.shadygrove.umd.edu

Montgomery College
Montgomery College is a public, fully accredited, open admission institution recognized for the quality and scope of its academic programs. More than 55,000 students from 160 countries are enrolled in Montgomery College's 3 campuses or online. Learn more at www.montgomerycollege.edu

For more information on local, state and federal incentives and grants, please contact Richelle Wilson at richelle@rockvilleredi.org or 301-355-2214
EXHIBIT E
Rockville Economic Development (REDI) FY 2023
Strategic Initiatives and Work Plan (adopted by REDI Board 5.26.22)

MARKETING

Diagnosis of the Problem:
We need to tell the story about how Rockville is unique and wonderful and how you can know if the people of Rockville are your tribe.

Strategy:
Show how desirable Rockville is - We need to show in a positive way that Rockville is inclusive and diverse, supports youth development, promotes creativity and arts and culture, and provides a healthy and environmentally sustainable lifestyle.

Goals:

1. Increase awareness of REDI and its services – Establish REDI as the primary organization for Rockville business/industry-specific resources
2. Expand Rockville’s business ecosystems – Support business retention/expansion efforts with data and promotion of business/industry resources, programs and opportunities
3. Attract new businesses to Rockville - Define Rockville’s value proposition/s to attract new businesses with placemaking & branding, storytelling, and tourism development to generate interest in Rockville as the ideal location to work, live and play

Suggested Tactics:

- Continue to brand Rockville Commercial Districts like Town Center and an Innovation District
- Grow the business directory on the Explore Rockville site
- Highlight the international dining scene
- Promote businesses with owners from historically diverse and underrepresented communities and new development
- Work with the City to create and Arts and Entertainment District
- Work with the City on impactful projects like the Rockville Metro Station, Town Center, King Farm Farmstead, and RedGate Park
- Assist with the City’s rebranding and website projects
- Continue to develop relationships and act as a resource to brokers and site selectors
## Metrics:

<table>
<thead>
<tr>
<th>Metrics</th>
<th>Actual FY2021</th>
<th>Adopted FY2022</th>
<th>Proposed FY2023</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of strategically placed print ads in regional/national publications</td>
<td>1</td>
<td>2</td>
<td>0 (Propose to remove this metric)</td>
</tr>
<tr>
<td>Reach of REDI marketing communications/advertising</td>
<td>-</td>
<td>-</td>
<td>16,000 (Propose to include this metric)</td>
</tr>
<tr>
<td>Website, Social Media (FB, Twitter, LinkedIn), Newsletters, Events/Projects</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of digital posts promoting Rockville as a place to do business</td>
<td>57</td>
<td>50</td>
<td>50</td>
</tr>
<tr>
<td>Number of Rockville companies promoted through social media</td>
<td>162</td>
<td>150</td>
<td>150</td>
</tr>
<tr>
<td>Number of broker/economic development event sponsorships where REDI receives brand recognition</td>
<td>9</td>
<td>4</td>
<td>7</td>
</tr>
<tr>
<td>Number of industry sector events hosted/promoted</td>
<td>16</td>
<td>8</td>
<td>10</td>
</tr>
<tr>
<td>Number of external articles posted that share news about Rockville’s industry sectors</td>
<td>12</td>
<td>40</td>
<td>50</td>
</tr>
</tbody>
</table>

## BUSINESS RETENTION/EXPANSION/ATTRACTION

### Diagnosis of the Problem:

People no longer move to the job; businesses are locating where the talent is.

### Strategy:

Show businesses how their needs can be met in Rockville - Provide information and resources to brokers and businesses that they need to decide to be in Rockville and help to create an environment that meets business and workforce needs.

### Goals:

1. **Support and grow existing businesses in Rockville** – act as a connector and
resource provider, including supporting incubators, mentor programs, and tech transfer efforts

2. Make Rockville attractive to businesses and workers – The top issues for businesses are 1) talent pool, 2) quality of life, and 3) business climate, so REDI should work with partners to positively impact these areas

3. Attract new businesses to Rockville – work with partners to secure attraction projects, including providing incentives

4. Champion City efforts – Support and provide feedback on planning, permitting or zoning activities that are often a business’ first encounter with Rockville

Suggested Tactics:
- Assist City in marketing the FAST program and other initiatives for businesses
- Work with City on ordinance revision to create advantages for doing business in Rockville and remove unnecessary barriers
- Communicate tech transfer opportunities
- Highlight the life science and immunology cluster as well as healthcare and tech
- Advocate for more lab space and incubator opportunities for early-stage companies
- Educate the brokers and development community about incentives and other resources that will help them attract businesses and partner with marketing teams to shape narrative about Rockville as a premier location
- Continue engagement with schools to include business involvement and understanding job opportunities for students

Metrics:
- Conduct at least 140 business visits or contacts (in person or virtual).
- Award at least 7 MOVE/Expansion grants with an average annual salary of $95,000.
- Fill at least 35,000 square feet of space by incentive grantee firms.
- Increase jobs by at least 100 through incentive programs.
- Hold/participate in at least 4 economic development/broker events sponsorships
- Host/promote at least 8 industry sector events.
- Complete the business/site selector surveys and develop conclusions and next steps.
- Reconnect with at least 2 existing Rockville businesses a month to understand business needs and communicate resources.

CREATIVE INDUSTRIES AND PLACEMAKING

Diagnosis of the Problem:
Workers are moving to locations that have a desirable quality of life and amenities.

Strategy:
Help create a place people want to be - Rockville needs to pivot some of its effort to promote and help develop amenities and the quality of life that attracts workers, keeping in mind that effective placemaking includes more than the physical experience, but also engagement. We want to be a community that thrives on thought and collaboration – Not
just physical amenities.

**Goals:**

1. **Provide information regarding Rockville Assets** – package and present the quality of life benefits of Rockville to visitors, workers and residents
2. **Support Placemaking Activities** – Help create multipurpose experiential spaces where people want to be
3. **Support development of creative industries and healthy lifestyle options in Rockville** – bring more cultural programming opportunities and promote activities like biking and self-care

**Possible Tactics:**

- Find ways to enhance public spaces
- Support creation of multipurpose experiential spaces and outdoor dining
- Continue to grow the Explore Rockville website to showcase Rockville assets
- Enhance City’s focus on diversity, equity and inclusion, social responsibility, environmental sustainability, and youth development
- Highlight art and culture opportunities and find ways to grow them, including supporting the creation of an Arts and Entertainment District
- Promote personal health and well-being

**Metrics:**

1. Grow traffic on the Explore Rockville website
2. Work with the City to showcase the Public Art program
3. Develop content for various channels to promote Rockville’s quality of life and healthy lifestyle
4. Work with the City on placemaking to create and activate areas to attract people
5. Work with the City to adjust ordinances as possible to create business advantages
6. Attract and grow creative industry businesses
MARYLAND WOMEN’S BUSINESS CENTER
Proposed FY2023 Strategic Initiatives and Work Plan

Mission
To empower small businesses and women entrepreneurs to launch and grow in Maryland’s Capital Region.

Vision
Maryland is a recognized leader for growing and launching successful and innovative women-owned enterprises.

Values
Collaboration
Empowerment
Expertise
Inclusivity
Innovation

PROGRAMMING

Diagnosis:
Women entrepreneurs in the region have unique small business needs and MWBC does not have enough information to determine how to properly serve their needs, especially post pandemic.

Strategy:

Be Client & Market Focused – MWBC needs to identify the needs in the market for women entrepreneurs so that it can serve them successfully.

Tactics:

1. Support women owned enterprises at all stages of the business life cycle
   a. Education (workshops & training)
   b. Technical Assistance (advising/mentoring)
   c. Networking
   d. Capital Access
2. Develop a women’s entrepreneurial ecosystem map for the region.
3. Conduct a market study to determine current business needs of women entrepreneurs in the region including:
   a. Solo entrepreneurs
   b. Small start-up businesses
   c. Entrepreneurs in regional growth industries
   d. Minorities and veterans
4. Adjust programming to adapt to market needs
5. Consider expansion of the retail incubator program
6. Expand services on Bowie State University campus and Howard & Anne Arundel Counties
7. Develop a new online platform to create a virtual community and access to education & curriculum
8. Provide a clear list of funding resources to clients

Metrics:

1. Commission obtaining market information that will allow MWBC to make programming decisions
2. Track businesses at each stage of growth to determine which segments are best served by MWBC and how
3. Develop reporting about the success of the retail incubator and replicate it in other areas
4. Increase number of women entrepreneurs served
5. Provide at least 130 workshops through MWBC
6. Serve at least 1,200 MWBC workshop attendees

COMMUNICATIONS

Diagnosis:

There is not a clear map of the women’s entrepreneurial ecosystem in the region, so MWBC needs to fine tune its communications to reach its appropriate market segment.

Strategy:

Maximize Community Impact and Build Awareness – Create community partnerships that help MWBC achieve exceptional and equitable impact as well as to grow the reputation of MWBC as a thought leader in women’s entrepreneurial support and ecosystem development.

Tactics:

1. Understand the ecosystem so that MWBC and its partners understand each other’s resources and services and can make appropriate referrals as well as act as ambassadors for each other’s programs
2. Enhance MWBC image through dissemination of publications and performance reports
3. Develop messaging to engage MWBC client base and expand communication outreach
4. Position MWBC staff as thought leaders in their area of expertise and make sure information about the staff expertise is communicated in a way that reaches the potential market for MWBC services
5. Work with partners to outline ecosystem of funding sources for clients

Metrics:

1. Have an outline of the ecosystem of small business support partners to help
businesses navigate to services they need and to allow staff to make appropriate referrals
2. Increase involvement in professional associations like AWBC, WIPP, MEDA, and WNEBC.
3. Increase partnerships with other SBA service providers as well as involvement in innovations centers like the one at Bowie State University.
4. Track staff training, speeches, articles and social media highlights.
5. Enhance and expand the MWBC engagement with regional partners to help create a regional network of women’s entrepreneurial support organizations

ROCKVILLE MARKET

Diagnosis:

The City of Rockville is a major funder, but there is not a clear articulation of the direct support of MWBC to Rockville small businesses.

Strategy:

Provide Support to Rockville – MWBC will intentionally work to provide support to Rockville businesses and track that support to be able to show impact.

Tactics:

1. Designate a MWBC business consultant to serve Rockville clients
2. Increase integration into REDI by working to be a funnel into their overall economic development programs
3. Be intentional in support for businesses in Rockville that are owned by persons of diverse and underrepresented communities including gender, race, and military service.

Metrics:

1. Increase the number of Rockville businesses served
2. Identify and tract the number of businesses owned by people from historically diverse and underrepresented communities served
3. Strive to infuse at least $500,000 in capital through MWBC client assistance within the City of Rockville.
4. Assist at least 175 businesses owned/operated by people from historically diverse and underrepresented communities in Montgomery County and at least 30 in the City of Rockville through the MWBC.

OPERATIONAL FUNDING

Diagnosis:

MWBC needs to work with the host organization to secure recurring funding sources to
support its programming.

Strategy:

Cultivate Funding for Success – MWBC will look for additional funding sources to sustain its operations.

Tactics:

1. Obtain a second core grant from the SBA for the Bowie location
2. Work with counties MWBC serves to obtain funding to support operations in those counties
3. Look for private foundation and funding sources
4. Work with the AWBC and other WBC’s to obtain higher limits of federal funding support
5. Show the impact and value of MWBC to MWBC funders and elected officials
6. Use additional recurring funds to hire more grant writing and management support

Metrics:

1. Obtaining additional federal support
2. Try to obtain additional support from Frederick, Howard and Anne Arundel counties
3. Participate on committees and in presentations by AWBC and SBA for additional federal funding

Benchmark Data Points:

- Total number of women-owned businesses in Maryland
- Total number of WBE/WOSB certified businesses in Maryland
- Percentage of local, state & federal contracts in women-owned businesses in Maryland
- Amount of corporate supplier contracts with women-owned businesses in Maryland
- Amount of SBA loans or private bank loans to women-owned businesses in Maryland
Subject
Award of Sourcewell Rider Contract 091219-LEG, Rear Packer Refuse Truck, to GranTurk Equipment Co. of Baltimore MD, in the Amount of $552,924.80

Recommendation
Staff recommends that the Mayor and Council award a Sourcewell rider contract to GranTurk Equipment Company, Inc. of Baltimore, MD for two rear loader refuse trucks in the amount of $552,924.80.

Discussion
The replacement of two rear loader refuse trucks was approved in the FY23 Adopted Operating Budget (Attachment). The rear loading refuse truck is the main vehicle used in the collection of household refuse and recycling by the City’s Recycling and Refuse Division.

Mayor and Council History
This is the first time this item has been brought before the Mayor and Council.

Procurement
Sourcewell (formerly known as NJPA-National Joint Powers Alliance) is a national cooperative with more than 50,000 member agencies throughout the United States. Sourcewell has over 40 years of service helping government, education and nonprofit agencies operate more efficiently, seeking quality products and services for the best possible price. National cooperatives, like Sourcewell, with its competitively solicited contract process, are considered to be fair and reasonable contracting vehicles, providing government agencies with quality goods and services at equitable cost.

The City has been a member of Sourcewell since approximately 2010 and has previously utilized Sourcewell contracts for various products and services.

In accordance with Section 17-71(b) of the Rockville City Code, Cooperative Procurement, the City may contract with any contractor who offers goods, services, insurance, or construction on the same terms as provided to other State or local governments or agencies thereof, who have
arrived at those terms through a competitive procurement procedure similar to the procedures used by the City. GranTurk Equipment Co. is a non-Minority, Female, Disabled or Veterans (non-MFD-V) business.

**Fiscal Impact**
The FY23 adopted budget included $548,000 in the Refuse Fund (230) for replacement of these trucks. To make up the shortfall a transfer from the refuse contingency of $4,924.80 was made.

**Next Steps**
Upon Mayor and Council approval, the Procurement Division will issue a purchase order to GranTurk Equipment Company, Inc.

**Attachments**
Attachment 9.A.a: FY23 refuse replacements (PDF)

Rob DiSpirito, City Manager 9/7/2022
Fleet Replacement Schedule

The city’s Fleet Services Division continually monitors and maintains the city’s fleet to ensure maximum useful life. Staff review the fleet each year and recommend replacement for vehicles meeting specific age, mileage, meter hours, condition, and usefulness criteria. When possible, vehicles will be reassigned within or between departments in order to maximize full unit life under the replacement criteria. Factors such as serviceability and technological life are also taken into consideration when making recommendations for replacement. The Fleet Services Division is responsible for ensuring that vehicles acquired are equipped with available features intended to enhance safety for motorists, pedestrians, and bicyclists in accordance with the Vision Zero Action Plan.

The vehicles shown below are scheduled for replacement in FY 2023. The FY 2023 budget also includes funding to lease (in lieu of replacing) an additional 32 vehicles as part of the lease program that began in FY 2020.

<table>
<thead>
<tr>
<th>Fund</th>
<th>Dept</th>
<th>Unit</th>
<th>Est. Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>General</td>
<td>R&amp;P</td>
<td>Aerial Bucket Truck</td>
<td>$136,000</td>
</tr>
<tr>
<td>General</td>
<td>PW</td>
<td>Medium Duty Dump Truck</td>
<td>$81,000</td>
</tr>
<tr>
<td>General</td>
<td>R&amp;P</td>
<td>Aerial Bucket Truck</td>
<td>$198,000</td>
</tr>
<tr>
<td>General</td>
<td>PW</td>
<td>ProPatch Truck</td>
<td>$193,000</td>
</tr>
<tr>
<td>General</td>
<td>PW</td>
<td>Gradall Truck</td>
<td>$365,000</td>
</tr>
<tr>
<td>General</td>
<td>R&amp;P</td>
<td>Tow Behind Chipper</td>
<td>$62,000</td>
</tr>
<tr>
<td>General</td>
<td>R&amp;P</td>
<td>9,000 lb tandem trailer</td>
<td>$5,000</td>
</tr>
<tr>
<td>General</td>
<td>R&amp;P</td>
<td>9,000 lb tandem trailer</td>
<td>$5,000</td>
</tr>
<tr>
<td>General</td>
<td>PW</td>
<td>Light-Duty Saltbox</td>
<td>$9,000</td>
</tr>
<tr>
<td>General</td>
<td>PW</td>
<td>Heavy Duty Saltbox</td>
<td>$16,000</td>
</tr>
<tr>
<td>General</td>
<td>PW</td>
<td>Heavy Duty Plow</td>
<td>$7,280</td>
</tr>
<tr>
<td>Sewer</td>
<td>PW</td>
<td>VacCon</td>
<td>$521,000</td>
</tr>
<tr>
<td>Sewer</td>
<td>PW</td>
<td>Heavy Duty Dump Truck with Plow/Spreader</td>
<td>$173,000</td>
</tr>
<tr>
<td>Sewer</td>
<td>PW</td>
<td>Tandem Axel Dump Truck</td>
<td>$232,040</td>
</tr>
<tr>
<td>Water</td>
<td>PW</td>
<td>Heavy Duty Dump Truck with Plow/Spreader</td>
<td>$173,000</td>
</tr>
<tr>
<td>Water</td>
<td>PW</td>
<td>Utility Truck</td>
<td>$200,000</td>
</tr>
<tr>
<td>Water</td>
<td>PW</td>
<td>Truck-Mounted Compressor</td>
<td>$20,000</td>
</tr>
<tr>
<td>Refuse</td>
<td>PW</td>
<td>Rear Load Packer</td>
<td>$274,000</td>
</tr>
<tr>
<td>Refuse</td>
<td>PW</td>
<td>Rear Load Packer</td>
<td>$274,000</td>
</tr>
<tr>
<td>Refuse</td>
<td>PW</td>
<td>25-yard Automated Leafer</td>
<td>$210,000</td>
</tr>
</tbody>
</table>

**TOTAL for Planned Vehicle Purchases:** $3,154,320


Subject
Award of IFB #16-22 Thomas Farm Community Center Pervious Parking Lot Replacement Project

Recommendation
Staff recommends the Mayor and Council award IFB #16-22 Thomas Farm Community Center Pervious Parking Lot Replacement project to the lowest responsive bidder, E&R Services Inc. of Lanham, Maryland for a Base Bid Total of $591,747.29 and ADD/ALTERNATES #1 through #7 in the amount of $86,099.93 for a Not to Exceed Grand Total of $677,847.22.

Discussion
This base bid contract will provide for all labor, materials, equipment, and quality control inspections for the complete and satisfactory demolition of the existing pervious parking lot, and replacement with a conventional impervious concrete drive aisle, and pervious pavement pavers in the parking stalls. This will avoid traffic-related loading issues and other relevant clogging issues associated with the existing pervious concrete parking lot. The existing 112 standard 9-foot wide by 18-foot-long pervious parking stalls will be replaced with the new pervious pavement pave drain system. The existing 5.5” thick stone subbase will remain with over drains added. The existing stone subbase in two parking bays will be removed, excavated, and new subbase material installed. In addition, eight existing conventional concrete handicapped parking spaces will be replaced to comply with the current Americans with Disability Act (ADA) requirements. Other amenities of the park, utilities, and surrounding curb and gutter will remain intact and open to the public throughout the construction phase.

The Add/Alternate contract will provide for all labor, materials, and equipment required for the following:

- **Add/Alternate Item 1**: Removal and replacement of concrete ADA parking spaces adjacent to the existing park entrance
- **Add/Alternate Item 2**: Extend the concrete drive aisle to public right-of-way line for Fallsgrove Drive
- **Add/Alternate Item 3**: Replace the asphalt entrance with a concrete driveway entrance
• **Add/Alternate Item 4**: Replacement of the concrete sidewalk at the existing park entrance.

• **Add/Alternate Item 5**: Replacement of a portion of concrete sidewalk at the western end of ADA parking lot adjacent to the building to provide an ADA-compliant connection to the existing sidewalk.

• **Add/Alternate Item 6**: Replacement of a portion of concrete sidewalk to provide an ADA-compliant connection from the eastern end of the ADA parking lot to the existing building entrance.

• **Add/Alternate Item 7**: Installation of ADA ramp at the existing traffic circle.

---

**Mayor and Council History**
This is the first time this item has been brought before the Mayor and Council.

---

**Public Notification and Engagement**
Thomas Farm Community Center and Falls Grove Park visitors will continue to have access to the park and facility during construction. The contractor will provide traffic control and signage throughout the project.

---

**Boards and Commissions Review**
The Recreation and Park Advisory Board reviews projects within the Capital Improvement Program annually during the budget process.

---

**Procurement**
Staff prepared and publicly advertised IFB #16-22 on May 12, 2022, in accordance with Rockville City Code section 17-61. IFB #16-22 was posted on the City’s website, and electronically provided to 458 prospective bidders via the State of Maryland e-Maryland Marketplace Advantage (EMMA) system. Of the 458 prospective bidders, using the system’s reporting capabilities, 20 were Disadvantaged Business Enterprise (DBE), 46 were Minority Business Enterprises (MBE), and 9 were Veteran certified.

Sealed bids were received on June 30, 2022. The following bids were received:

<table>
<thead>
<tr>
<th>Vendor</th>
<th>MFD-V Status</th>
<th>Location</th>
<th>Bid Amount</th>
<th>Add/Alternate #1-#7 Total Amount</th>
<th>Grand Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vino Consulting Group, LLC*</td>
<td>Non-MFD-V</td>
<td>Bowie, MD</td>
<td>$547,833.00</td>
<td>$49,535.00</td>
<td>$597,368.00</td>
</tr>
<tr>
<td>E&amp;R Services Inc.</td>
<td>MFD-V</td>
<td>Lanham, MD</td>
<td>$591,747.29</td>
<td>$86,099.93</td>
<td>$677,847.22</td>
</tr>
</tbody>
</table>

---

Packet Pg. 172
Fort Myer Construction Corporation  |  Non-MFD-V  |  Washington, DC  |  $840,975.95  |  $100,763.55  |  $941,739.50  
Triangle Contracting, LCC  |  Non-MFD-V  |  Frederick, MD  |  $1,242,727.00  |  $109,333.00  |  $1,352,060.00 

* Vino Consulting Group, LCC, failed to sign their bid submittal so the bid was deemed non-responsive and was rejected. All bidders are legally required to sign their bids prior to submittal to certify compliance with every aspect of the solicitation’s specifications, as well as their bid price.

Staff has reviewed all references and experience provided by E&R Services, Inc. and has found them to be satisfactory. The price proposals were reviewed by the engineer of record from CPJ Associates and they recommend awarding the project to E&R Services, Inc.

In accordance with Section 17-39 of the Rockville City Code, Awarding Authority, (a) All contracts involving more than one hundred thousand dollars ($100,000) shall be awarded by the Mayor and Council.

**Fiscal Impact**
Sufficient funding is available in the Pervious Parking Lot Replacement: Fallsgrove Park (RB19) CIP project (Attachment A).

**Next Steps**
If approved by the Mayor and Council, the Procurement Division will issue contracts, secure bonds, secure insurance, and issue a purchase order to E&R Services, Inc.

**Attachments**
Attachment 9.B.a: Pervious Parking Lot Replacement Fallsgrove Park (PDF)
Pervious Parking Lot Replacement: Fallsgrove Park (RB19)

**Description:** This project funds repair and replacement of the existing pervious pavement within the parking lot at Fallsgrove Park and the Thomas Farm Community Center. The community center will stay open during construction.

**Changes from Previous Year:** Estimated completion shifted to FY 2023 due to staff shortages experienced by the design consultant. Additional funding was transferred during FY 2022 to cover inflationary cost increases.

**Critical Success Factor:** Stewardship of Infrastructure and Env.

**Mandate/Plan:** 2017 ECS Report of Subsurface Exploration, Pavement Analysis, Geotechnical Engineering Analysis and Repair Recommendations; 2020 Recreation & Parks Strategic Plan

**Anticipated Project Outcome:** Structurally sound and environmentally friendly parking lot at Fallsgrove Park and Thomas Farm Community Center.

**Project Timeline and Total Cost by Type:** The timeline has been pushed back due to staff shortages experienced by the design consultant. Funding was added during FY 2022 due to updated cost estimates during the design process.

<table>
<thead>
<tr>
<th>Type</th>
<th>Estimated Start</th>
<th>Estimated Completion</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Original</td>
<td>Current</td>
<td>Original</td>
</tr>
<tr>
<td>Planning / Design</td>
<td>FY 2019</td>
<td>FY 2022</td>
<td>FY 2019</td>
</tr>
<tr>
<td>Construction</td>
<td>FY 2020</td>
<td>FY 2023</td>
<td>FY 2022</td>
</tr>
<tr>
<td>Other</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>Project Total ($):</strong></td>
<td>697,000</td>
<td>825,000</td>
<td>128,000</td>
</tr>
</tbody>
</table>

**Project Funding:** This project is fully funded.

<table>
<thead>
<tr>
<th>Source</th>
<th>Prior</th>
<th>FY 2023</th>
<th>FY 2024</th>
<th>FY 2025</th>
<th>FY 2026</th>
<th>FY 2027</th>
<th>Future</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Paygo (Cap)</td>
<td>825,000</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>825,000</td>
</tr>
<tr>
<td>Total Funded ($)</td>
<td>825,000</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>825,000</td>
</tr>
<tr>
<td>Unfunded (Cap)</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Total w/Unfunded ($)</td>
<td>825,000</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>825,000</td>
</tr>
</tbody>
</table>

**Operating Cost Impact:** No measurable impact.

<table>
<thead>
<tr>
<th>Fund</th>
<th>Prior</th>
<th>FY 2023</th>
<th>FY 2024</th>
<th>FY 2025</th>
<th>FY 2026</th>
<th>FY 2027</th>
<th>Future</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>General</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

**Project Manager:** Mauricio Daza, Parks and Facilities Development Coordinator, 240-314-8608.

**Notes:** This project first appeared in the FY 2019 CIP. FY 2023 work includes construction and project close out.
Subject
Approval of the Flood Mitigation Assistance Program Guidelines

Recommendation
Staff recommends that the Mayor and Council approve the Flood Mitigation Assistance Program Guidelines (Attachment A).

Discussion
The FY 2023 budget appropriates $300,000 to implement a pilot Flood Mitigation Assistance Program (FMAP) to support the improved community resiliency goals in the Climate Action Plan. The Program is intended to provide financial assistance to private property owners to install preventative practices designed to protect their property during flood events. Residential and commercial properties, as well as homeowner associations and condominium associations, are eligible for the reimbursement. Renters can apply with proof of approval from the owner. The program will provide 50% of the total cost of purchase and installation of approved mitigation practices, up to $5,000. The Department of Public Works is ready to launch the FMAP program in the fall of 2022 and is seeking Mayor and Council approval of the program guidelines (Attachment A).

Background
There have been instances of unprecedented flash flooding in parts of Rockville. For example, on September 1, 2021, Tropical Storm Ida hovered over Rockville, recording 2.56” of rainfall during the peak 30-minute period, with a total of 2.97” rainfall in only 45 minutes. The storm impacted scores of properties, including rendering uninhabitable the bottom floors of two multi-story apartment buildings. Additionally, a severe storm occurring on July 8, 2019 also resulted in several reports of flooding in Rockville neighborhoods.

Given the inevitability of changing climate conditions, such heavy rainfall events are likely to occur with more frequency. As part of the City’s Flood Resiliency initiative under the Climate Action Plan, the Department of Public Works has developed the Flood Mitigation Assistance
Program (FMAP) to strengthen Rockville’s resiliency and to minimize damage to private property from storm events. FMAP is intended to provide financial assistance through matching reimbursement funds to residents and property owners who have purchased and/or installed approved flood mitigation and floodproofing practices on or after July 1, 2019.

A total of $300,000 was allocated for this program in the FY 2023 budget. FMAP is a cost share program similar to Rockville’s successful Rainscapes program. It will provide 50% of the total costs of the practice(s) installed, up to a maximum amount of $5,000. The funds will be distributed on a first-come, first-serve basis.

Program Guidelines
The Environmental Management Division researched the list of flood mitigation and floodproofing practices reimbursed by a program created by Alexandria, Virginia in 2021. Environmental Management staff then coordinated with Engineering, Inspections Services, Forestry and Historic Preservation staff to refine this set of practices and develop a set of program guidelines for implementation in Rockville (Attachment A). Highlights of program guidelines and approved practices are summarized below.

Who May Apply
- The program is open to both residential and commercial properties located in the City of Rockville, including homeowner associations and condominium associations.
- Renters may apply under this program only if they can provide documentation of approval by the property owners.
- If the Applicant is applying on behalf of a Condominium Association or Homeowner Association, the application shall be submitted for commonly-owned property areas and not individual properties within an Association. Applicants must provide proof of approval by the governing board.

Eligibility Criteria
- Work must be completed prior to applying.
- Applicant must provide itemized receipts for purchase and/or installation for eligible expenses.
- Eligible expenses must be incurred on or after July 1, 2019.
- Applicant must provide photographic evidence that practices have already been installed.
- All applicable permits and approvals (i.e., Inspection Services Division, Historic District Commission, Department of Public Works, Community Planning & Development Services (Forestry), homeowners/condominium association, etc.) have been obtained and proof submitted with application.
- If actions requiring permits were undertaken without the needed approvals or permits, those expenses will not be eligible for Assistance reimbursement. In such cases, it may be possible for applicants to retroactively apply for permit(s) or approvals and submit appropriate documentation once issued.
Applicant must execute a waiver agreement that states the applicant will be responsible for maintaining the floodproofing practices installed and holds the City harmless.

Approved List of Practices
- Applicants must install a pre-approved flood mitigation practice. The Approved List of Practices is included within Attachment A. The Approved List of Practices was developed by the City based on best practices for flood mitigation implemented by other jurisdictions that have developed and administered similar assistance programs.

Cost Share
- FMAP will reimburse 50% of the total costs of the practices(s) (purchase costs and installation costs), up to a maximum amount of $5,000.

Program Launch
If approved by the Mayor and Council, it is anticipated that FMAP can begin accepting applications on September 19, 2022. The City will use multiple platforms, including Rockville Reports, Rockville Reports Online, email newsletters, and social media to promote the program. Additionally, the City will target FMAP outreach to property owners who have notified the City of damage related to flooding.

Mayor and Council History
On January 10, 2022, the Mayor and Council approved the Climate Action Plan (CAP); the FMAP concept supports Action C-20 of the CAP.

On March 7, 2022, the Mayor and Council received a presentation on Tropical Storm Ida and Future Flood Mitigation Planning. The FMAP program was highlighted in that presentation as a tool for increasing the City’s resiliency to flooding.

On May 9, 2022, the Mayor and Council adopted an ordinance to appropriate funds and levy taxes for Fiscal Year 2023, which appropriated $300,000 for the Flood Mitigation Assistance Program.

Boards and Commissions Review
The FMAP program supports Action C-20 in the Climate Action Plan, which was endorsed by the Rockville Environmental Commission on October 7, 2021.

Fiscal Impact
The FY 2023 budget appropriates $300,000 from the Stormwater Fund for the pilot Flood Mitigation Assistance Program.
**Next Steps**

Upon Mayor and Council approval, Staff will post the Flood Mitigation Assistance webpage and application (www.rockvillemd.gov/floodassistance) and begin accepting applications on September 19, 2022. Staff also intends to use multiple platforms, including Rockville Reports and Rockville Reports Online, email newsletters, and social media to promote the pilot program.

**Attachments**

Attachment 9.C.a: Attachment A_FMAP Guidelines and Approved Practices (PDF)

Rob DiSpirito, City Manager 9/7/2022
Flood Mitigation Assistance Program (FMAP) Guidelines

Program Overview and Background

As part of the City’s Flood Resiliency initiative, the City is piloting a program that offers financial assistance through matching reimbursement funds to residents and property owners that have purchased and/or installed approved flood mitigation and floodproofing practices for properties dating back to July 1, 2019. Funds will be distributed on a first-come, first-serve basis, pending annual appropriations by the Mayor and Council. The pilot program will provide 50% of the total costs of the practices(s), up to a maximum amount of $5,000.

The Department of Public Works has developed a list of practices that include floodproofing windows, doorways, basements and utilities. The list also includes modifying topography such as surface grading; use of impermeable soil materials and building protective walls.

Who May Apply

• The program is open to both residential and commercial properties located within the City of Rockville, as well as homeowner associations and condominium associations.
• Renters may apply under this program only if they can provide documentation of approval by the property owners.
• If the Applicant is applying on behalf of a Condominium Association or Homeowner Association, the application shall be submitted for commonly owned property areas and not individual properties within an Association. Applicants must provide proof of approval by the governing board.

Eligibility Criteria

• Work must be completed prior to applying.
• Applicant must provide itemized receipts for purchase and/or installation for eligible expenses.
• Eligible expenses must be incurred on or after July 1, 2019.
• Applicant must provide photographic evidence that practices have already been installed.
• All applicable permits and approvals (i.e., Inspection Services Division, Historic District Commission, Department of Public Works, Community Planning & Development Services (Forestry), homeowners/condominium association, etc.) have been obtained and proof submitted with application.
• If actions requiring permits were undertaken without the needed approvals or permits, those expenses will not be eligible for Assistance reimbursement. In such cases, it may be possible for applicants to retroactively apply for permit(s) or approvals and submit appropriate documentation once issued.
• Applicant must execute a waiver agreement that acknowledges that the applicant will be responsible for maintaining the floodproofing practices and holds the City harmless.
## City of Rockville Flood Mitigation Assistance Program
### Approved List of Practices (FY2023)

<table>
<thead>
<tr>
<th>Affected Property Area</th>
<th>Practice</th>
<th>Description</th>
<th>City Review Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Windows</td>
<td>Install permanent glass protection materials or floodproof windows</td>
<td>During significant flooding events, moving debris or simple pressure can break windows that are not adequately protected. Permanent glass protection can prevent flood damage from flooding and other extreme weather events. Floodproof windows or those with glass protection are passive systems that protect from rising flood water and debris impact. They are typically hurricane impact-rated and tested to withstand more than 10’ of water and large missile collision.</td>
<td><strong>Historic District Commission (HDC)</strong>&lt;br&gt; HDC approval required for a project that will make a permanent alteration to a property located within a locally designated historic district: <a href="http://www.rockvillemd.gov/2177/Historic-Districts">www.rockvillemd.gov/2177/Historic-Districts</a>&lt;br&gt;Contact number: 240-314-8236</td>
</tr>
<tr>
<td>Install basement window protection</td>
<td>Fixed, translucent, water-tight covers installed on near grade or below grade basement windows provide increased protection against surface flooding. To significantly increase effectiveness, basement window protection should be custom fitted and installed, as studies have shown inexpensive, plastic models offer minimal protection.</td>
<td><strong>Historic District Commission (HDC)</strong>&lt;br&gt; HDC approval required for a project that will make a permanent alteration to a property located within a locally designated historic district: <a href="http://www.rockvillemd.gov/2177/Historic-Districts">www.rockvillemd.gov/2177/Historic-Districts</a>&lt;br&gt;Contact number: 240-314-8236</td>
<td></td>
</tr>
<tr>
<td>Install custom ground floor or basement window wells</td>
<td>A ground floor or basement window well should have a central drain that is either connected to an interior or exterior drain tile system or to a line that runs to a stormwater drain or outside the residence. Installing a new drain requires soil excavation and either reinstalling or replacing the window well liner. Also, for the best protection against flooding, a window well should be custom fit and</td>
<td><strong>Historic District Commission (HDC)</strong>&lt;br&gt; HDC approval required for a project that will make a permanent alteration to a property located within a locally designated historic district: <a href="http://www.rockvillemd.gov/2177/Historic-Districts">www.rockvillemd.gov/2177/Historic-Districts</a>&lt;br&gt;Contact number: 240-314-8236</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>Inspection Services Division (ISD)</strong>&lt;br&gt; ISD approval required for a project that will make a permanent alteration to a property located within a locally designated historic district: <a href="http://www.rockvillemd.gov/2177/Historic-Districts">www.rockvillemd.gov/2177/Historic-Districts</a>&lt;br&gt;Contact number: 240-314-8236</td>
<td></td>
</tr>
</tbody>
</table>
# City of Rockville Flood Mitigation Assistance Program

## Approved List of Practices (FY2023)

<table>
<thead>
<tr>
<th>Affected Property Area</th>
<th>Practice</th>
<th>Description</th>
<th>City Review Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Doorways</td>
<td>Install permanent doorway flood gate or panel</td>
<td>Made of steel-reinforced polycarbonate plastic.</td>
<td>Approved Practices may require applying for and the issuance by ISD of building and/or mechanical, electrical, and plumbing permits. <a href="http://www.rockvillemd.gov/165/Permits-Inspections">www.rockvillemd.gov/165/Permits-Inspections</a> Contact number: 240-314-8240</td>
</tr>
<tr>
<td>Doorways</td>
<td>Install temporary doorway flood gate or panel</td>
<td>The quickest way for surface flooding to enter a structure is through open doorways. Permanent doorway flood gates or panels are physical barriers that attach to external doorframe and can be quickly deployed to prevent floodwaters from entering a structure. Permanent floodgates can be an easier and faster alternative to sandbags; however, they require installation and, in most cases, custom fitting. No reviews or permits needed.</td>
<td></td>
</tr>
</tbody>
</table>

Temporary doorway flood gates and panels are similar to the permanent models described above; however, these type of flood gates are only deployed prior to flooding and do not require and pre-installation setup. Typically, these systems are not custom-made and can be installed in minutes. These systems are usually made of expandable steel tube frames that adjust to various sized doorways and while not completely water tight like permanent structures, they do offer excellent protection. No reviews or permits needed. |
# City of Rockville Flood Mitigation Assistance Program
## Approved List of Practices (FY2023)

<table>
<thead>
<tr>
<th>Affected Property Area</th>
<th>Practice</th>
<th>Description</th>
<th>City Review Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Flood stoppage equipment</td>
<td>Purchase flood socks</td>
<td>Flood socks are lightweight and flexible absorbent socks designed primarily for residential use. Using absorbent technology, flood socks absorb water and then bind together to create a flood protection system. If deployed at a basement or garage entrance, these socks can stop leaks and water seeps quickly and effectively. Because these socks absorb water on contact and are quick to deploy, they make an ideal sand bag equivalent.</td>
<td>No reviews or permits needed.</td>
</tr>
<tr>
<td></td>
<td>Purchase Quick Dams™</td>
<td>Quick Dams™ are a proprietary product ideal for redirecting flowing water away from an area. The product’s specialized cover lets water in, and an internal absorbent holds water to inflate the dam in just minutes. This technology acts as a replacement for sandbags and can be used repeatedly.</td>
<td>No reviews or permits needed.</td>
</tr>
<tr>
<td></td>
<td>Purchase sandless sandbags</td>
<td>Sandless sandbags are compact, lightweight bags that expand when filled with water. Once filled, they act as a superior flood wall barrier. And because water is used as the main barrier, once they are no longer needed, the water can be let out and the bags stored until the next event.</td>
<td>No reviews or permits needed.</td>
</tr>
</tbody>
</table>
## City of Rockville Flood Mitigation Assistance Program
### Approved List of Practices (FY2023)

<table>
<thead>
<tr>
<th>Affected Property Area</th>
<th>Practice</th>
<th>Description</th>
<th>City Review Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basement</td>
<td>Purchase and connect battery-back ups for sump pumps</td>
<td>Many basement areas are equipped with sump pumps to divert groundwater away from basement areas. These pumps almost always run on electricity. Unfortunately, during extreme weather events, electricity can go out, leaving a basement unprotected against flooding just at the time it’s needed most. A sump pump battery backup provides protection against power outages and ensures a sump pump will continue to work regardless of electric status.</td>
<td>No reviews or permits needed.</td>
</tr>
<tr>
<td>Install drain tiles below basement floor</td>
<td>A drain tile is a sub-surface drain placed below a basement floor that alleviates ground water pressure build up. As water pressure builds, the drain tile carries it away. Drain tiles typically consist of perforated flexible plastic pipe buried in a bed of washed gravel that connects to a sump pit so that water that would otherwise end up on a basement floor is discharged from the basement by a sump pump.</td>
<td>Inspection Services Division (ISD) Approved Practices may require applying for and the issuance by ISD of building and/or mechanical, electrical, and plumbing permits: <a href="http://www.rockvillemd.gov/165/Permits-Inspections">www.rockvillemd.gov/165/Permits-Inspections</a> Contact number: 240-314-8240</td>
<td></td>
</tr>
</tbody>
</table>
## City of Rockville Flood Mitigation Assistance Program
### Approved List of Practices (FY2023)

<table>
<thead>
<tr>
<th>Affected Property Area</th>
<th>Practice</th>
<th>Description</th>
<th>City Review Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Install flood vents</td>
<td>Flood vents are small openings that allow flood waters to pass through and drain out of an enclosed area of the home (e.g., garage, crawlspace, etc.) reducing the risk of damage to the structure by releasing water pressures. In a flood situation, if the water pressure inside and outside a residence may not be able to equalize quickly, resulting in the foundation of a home becoming compromised. If this occurs, a residence could quickly become unsafe. And while at first glance, allowing flood waters into a home seems counterproductive to mitigating damage, the purpose of flood vents is to reduce expensive structural damage. These vents accomplish this objective by allowing water to pass into or out of a building's exterior foundation walls unobstructed.</td>
<td>Inspection Services Division (ISD) Approved Practices may require applying for and the issuance by ISD of building and/or mechanical, electrical, and plumbing permits: <a href="http://www.rockvillemd.gov/165/Permits-Inspections">www.rockvillemd.gov/165/Permits-Inspections</a> Contact number: 240-314-8240</td>
</tr>
<tr>
<td></td>
<td>Disconnect or plug internal floor drains</td>
<td>Most stairwell drains are connected to either sanitary or storm sewer laterals external to the residence. If these lines get clogged or back up, water flows backwards and discharges through the floor drain. Disconnecting or plugging these drains can reduce the chance of sewer backups occurring.</td>
<td>No reviews or permits needed.</td>
</tr>
</tbody>
</table>
# City of Rockville Flood Mitigation Assistance Program

## Approved List of Practices (FY2023)

<table>
<thead>
<tr>
<th>Affected Property Area</th>
<th>Practice</th>
<th>Description</th>
<th>City Review Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Utility Protection</td>
<td>Purchase utility flood covers</td>
<td>Fast-installing, plastic utility flood covers are designed to protect utilities from flood and water damage. Utility flood covers look like plastic protective sleeves that are pulled up and fastened above a utility if flooding is forecasted. These covers, which can be installed and pulled up in minutes, can also protect the surrounding area if a water heater malfunctions or leaks. By installing a waterproof flood cover underneath a furnace, boiler and/or hot water heater, a homeowner can quickly provide up to six feet of flood water protection.</td>
<td>No reviews or permits needed.</td>
</tr>
<tr>
<td>Install interior concrete or masonry walls</td>
<td>Install interior concrete or masonry walls</td>
<td>Elevating or enclosing large appliances in a basement or other areas vulnerable to flooding using concrete blocks, walls or other masonry products can reduce the risk of water damage in a flood event. These interior floodwalls can provide utilities or other key areas with up to four feet of flood protection.</td>
<td>Inspection Services Division (ISD) Approved Practices may require applying for and the issuance by ISD of building and/or mechanical, electrical, and plumbing permits: <a href="http://www.rockvillemd.gov/165/Permits-Inspections">www.rockvillemd.gov/165/Permits-Inspections</a> Contact number: 240-314-8240</td>
</tr>
</tbody>
</table>
## City of Rockville Flood Mitigation Assistance Program
### Approved List of Practices (FY2023)

<table>
<thead>
<tr>
<th>Affected Property Area</th>
<th>Practice</th>
<th>Description</th>
<th>City Review Requirements</th>
</tr>
</thead>
</table>
|                        | Elevate electrical outlets, switches, sockets and circuit breakers | When flood water gets into electrical systems, they are either ruined or at the very least, cannot be used again until they have been dried out and inspected by an electrician. Therefore, having a licensed and qualified electrician elevate outlets, switches, sockets and circuit breakers to be at least one foot above expected flood levels is an excellent way to avoid significant electrical damage during flood events. | Inspection Services Division (ISD)  
Approved Practices may require applying for and the issuance by ISD of building and/or mechanical, electrical, and plumbing permits: [www.rockvillemd.gov/165/Permits-Inspections](http://www.rockvillemd.gov/165/Permits-Inspections)  
Contact number: 240-314-8240 |
|                        | Install flanged /Quick Connect system | In homes provided with a flanged connection (often called a “Quick Connect”) to connect a temporary generator to the main electrical panel, the flanged connection should be placed above the required flood elevation in a place that allows a generator to be brought onto the residence, quickly connected to the residence, and safely refueled when needed.  
Additionally, the generator should be located away from vents or windows to prevent exhaust gases from entering a residence or otherwise pose a risk to occupants. | Inspection Services Division (ISD)  
Approved Practices may require applying for and the issuance by ISD of building and/or mechanical, electrical, and plumbing permits: [www.rockvillemd.gov/165/Permits-Inspections](http://www.rockvillemd.gov/165/Permits-Inspections)  
Contact number: 240-314-8240 |
## City of Rockville Flood Mitigation Assistance Program
### Approved List of Practices (FY2023)

<table>
<thead>
<tr>
<th>Affected Property Area</th>
<th>Practice</th>
<th>Description</th>
<th>City Review Requirements</th>
</tr>
</thead>
</table>
|                        | Elevate utilities and service equipment | Elevating key components associated with a residence’s heating, ventilation, and air conditioning (HVAC) system, along with other major appliances such as washers, dryers, and hot water heaters from basement areas to a higher floor or the attic is the best way to mitigate against future flood damage. If elevation through relocation is not possible, homeowners can protect HVAC and appliances by elevating them in place. For external utilities such as heat pumps that lie within potential flood prone areas, consider elevating using riders and cement blocks. | **Inspection Services Division (ISD)**  
Approved Practices may require applying for and the issuance by ISD of building and/or mechanical, electrical, and plumbing permits: [www.rockvillemd.gov/165/Permits-Inspections](http://www.rockvillemd.gov/165/Permits-Inspections)  
Contact number: 240-314-8240 |
| General Protective equipment | Install a flood alert system | Flood alert systems can notify a homeowner when water first enters an area, enabling them to take immediate response actions to avoid more extensive flood damage. Current flood alert systems utilize existing home Wi-Fi networks, coupled with 20 to 30-foot water-sensing flood cables, to monitor for water intrusion. If water is detected, the flood alert system can notify a homeowner via text, call or email. | **Inspection Services Division (ISD)**  
Approved Practices may require applying for and the issuance by ISD of building and/or mechanical, electrical, and plumbing permits: [www.rockvillemd.gov/165/Permits-Inspections](http://www.rockvillemd.gov/165/Permits-Inspections)  
Contact number: 240-314-8240 |
## City of Rockville Flood Mitigation Assistance Program
### Approved List of Practices (FY2023)

<table>
<thead>
<tr>
<th>Affected Property Area</th>
<th>Practice</th>
<th>Description</th>
<th>City Review Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Purchase portable submersible water pumps and hoses</td>
<td>Once flooding occurs, it can be difficult to clean up. Without working floor drains, water can remain in low lying areas until removed manually. A submersible water pump and hose can be used to prevent accumulation of flood water entering a building, or remove water after a flood event, mitigating damage to the building or supplies and expedites the recovery process.</td>
<td>No reviews or permits needed.</td>
</tr>
</tbody>
</table>
|                        | Incorporate flood-resistant building materials | After a flood event, replacing damaged building materials with flood resistant building materials, including cement board, vinyl and rubber flooring, concrete, lime plaster and decay-resistant wood can increase a home’s resilience to flood events. Flood Resistant building materials are defined by FEMA as any building product [material, component or system] capable of withstanding direct and prolonged contact with floodwaters without sustaining significant damage. The term “prolonged contact” means at least 72 hours, and the term “significant damage” means any damage requiring more than cosmetic repair. | Inspection Services Division (ISD)  
Approved Practices may require applying for and the issuance by ISD of building and/or mechanical, electrical, and plumbing permits: [www.rockvillemd.gov/165/Permits-Inspections](http://www.rockvillemd.gov/165/Permits-Inspections)  
Contact number: 240-314-8240 |
<table>
<thead>
<tr>
<th>Affected Property Area</th>
<th>Practice</th>
<th>Description</th>
<th>City Review Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Appy interior concrete sealers and waterproof paints</td>
<td>Water seepage through concrete basement walls is a common problem. Because of this, many companies have developed waterproofing sealers and paints. These products may be oil- or water-based, and they are heavier than conventional sealers and paints because they contain additives developed to create impermeable water barriers. Waterproofing compounds such as polyurethane and thick rubberized liquids one can brush, roll, dip and pour and can be applied to interior concrete surfaces to decrease their water absorbency. This can prevent serious damage in flood events.</td>
<td>No reviews or permits needed.</td>
<td></td>
</tr>
</tbody>
</table>
| Exterior               | Construct a protective flood wall | Although not common in urban residential areas, cinder block or similar materials formed into protective flood wall or similar barrier can prevent the intrusion of flood waters; especially for residences with subgrade, walk down basements. | Department of Public Works (DPW)  
Any proposed activity that involves the grading or land disturbance of more than 5,000 square feet (or 100 cubic yards) requires a Sediment Control Permit (SCP) issued by DPW: [www.rockvillemd.gov/2372/Sediment-Control-Permit](http://www.rockvillemd.gov/2372/Sediment-Control-Permit)  
Contact number: 240-314-8500  
Community Planning & Development Services (CPDS)  
Single family homes, contact CPDS (forestry inspector) if you have Forest Conservation Easements on the property. [View the Forest Conservation Easements Map](http://www.rockvillemd.gov)  
Commercial, mixed use, and HOA properties, contact CPDS (forestry inspector) if the limits of disturbance for your project is within a critical root zone of any significant tree (6") |
# City of Rockville Flood Mitigation Assistance Program

## Approved List of Practices (FY2023)

<table>
<thead>
<tr>
<th>Affected Property Area</th>
<th>Practice</th>
<th>Description</th>
<th>City Review Requirements</th>
</tr>
</thead>
</table>
|                        | Perform surface grading | Surface grading can prevent flood waters from reaching home by redirecting storm water away from a residence. This is typically done by grading a slope away from a residential structure at a grade of at least 0.5 inch per foot for at least 10 feet. In addition, for surface grading to be effective, the graded soil must be mechanically compacted to prevent later settling. | Department of Public Works (DPW)
Any proposed activity that involves the grading or land disturbance of more than 5,000 square feet (or 100 cubic yards) requires a Sediment Control Permit (SCP) issued by DPW: [www.rockvillemd.gov/2372/Sediment-Control-Permit](http://www.rockvillemd.gov/2372/Sediment-Control-Permit).


Contact number: 240-314-8500

Community Planning & Development Services (CPDS)
Contact number: 240-314-8233

Single family homes, contact CPDS (forestry inspector) if you have Forest Conservation Easements on the property. [View the Forest Conservation Easements Map](http://www.rockvillemd.gov/). | |
| Construct an earthen berm | An earthen berm is a small hill covered with grass or other plants that is built to divert runoff so that it will not affect a certain area. As opposed surface grading, this involves building "up" instead of grading “down.” | Department of Public Works (DPW)
Any proposed activity that involves the grading or land disturbance of more than 5,000 square feet (or 100 cubic yards) requires a Sediment Control Permit (SCP) issued by DPW: [www.rockvillemd.gov/2372/Sediment-Control-Permit](http://www.rockvillemd.gov/2372/Sediment-Control-Permit).

# City of Rockville Flood Mitigation Assistance Program
## Approved List of Practices (FY2023)

<table>
<thead>
<tr>
<th>Affected Property Area</th>
<th>Practice</th>
<th>Description</th>
<th>City Review Requirements</th>
</tr>
</thead>
</table>
|                        | Install impermeable (water resistant) material around foundations | In areas where standing water is a constant problem, homeowners can reduce intrusion of surface flood waters to the below ground structure by installing impermeable materials around the residence’s foundation. These materials can include waterproof boards and rubber seals. Excavation surrounding a residence’s foundation is likely required to install impermeable linings. | Contact number: 240-314-8500  
Community Planning & Development Services (CPDS)  
Contact number: 240-314-8233  
Single family homes, contact CPDS (forestry inspector) if you have Forest Conservation Easements on the property. View the Forest Conservation Easements Map. |
|                        | Department of Public Works (DPW) | Any proposed activity that involves the grading or land disturbance of more than 5,000 square feet (or 100 cubic yards) requires a Sediment Control Permit (SCP) issued by DPW: [www.rockvillemd.gov/2372/Sediment-Control-Permit](http://www.rockvillemd.gov/2372/Sediment-Control-Permit)  
Contact number: 240-314-8500 |  
Community Planning & Development Services (CPDS)  
Contact number: 240-314-8233  
Single family homes, contact CPDS (forestry inspector) if you have Forest Conservation Easements on the property. View the Forest Conservation Easements Map. |
## City of Rockville Flood Mitigation Assistance Program
### Approved List of Practices (FY2023)

<table>
<thead>
<tr>
<th>Affected Property Area</th>
<th>Practice</th>
<th>Description</th>
<th>City Review Requirements</th>
</tr>
</thead>
</table>
|                        | Install a French drain system around basement | The purpose of a French drain is to direct surface run off water and groundwater away from the home’s foundation. These types of drains are ideal because they reduce pressure and remove excess moisture from the soil by collecting surface water and groundwater. French drains are normally installed below areas prone to flooding to serve as a channel for water to flow away from a home. French drains can be installed to alleviate water from pooling in low-lying areas such as a ditch or basement. If water has collected at the surface, a shallow French drain can be installed to mitigate against further trouble. | Department of Public Works (DPW)  
Any proposed activity that involves the grading or land disturbance of more than 5,000 square feet (or 100 cubic yards) requires a Sediment Control Permit (SCP) issued by DPW: [www.rockvillemd.gov/2372/Sediment-Control-Permit](http://www.rockvillemd.gov/2372/Sediment-Control-Permit)  
Contact number: 240-314-8500  
Community Planning & Development Services (CPDS)  
Contact number: 240-314-8233  
Single family homes, contact CPDS (forestry inspector) if you have Forest Conservation Easements on the property. View the Forest Conservation Easements Map. |
Subject
Authorization for the City Manager to Sign a WSSC Water and Right of Way Easement to Provide Water and Sewer Service to King Farm Farmstead Park

Recommendation
Staff recommends the Mayor and Council authorize the City Manager to sign the Washington Sanitary Sewer Commission (WSSC) water and right of way easement document to provide water and sewer service to the King Farm Farmstead Park property.

Discussion
The Mayor and Council approved the King Farm Farmstead Fire Suppression (RB21) capital improvement project to bring water and sewer service to the King Farm Farmstead Park property (Attachment A). The King Farm Farmstead Park is within WSSC’s water and sewer jurisdiction. A requirement of the WSSC permit includes granting an easement to access the new WSSC infrastructure, equipment, and connections with the right-of-way and within the Farmstead Park property.

The City of Rockville is required to grant and convey to WSSC a non-exclusive easement and right-of-way described for the installation, construction, reconstruction, maintenance, repair, operation, and inspection of a water main, sanitary sewer and appurtenances, including service connections within the easement and right-of-way, as well as the right of ingress and egress along and over the right of way, for all purposes. The right-of-way and easement is described as an easement and right-of-way, for a water main, sanitary sewer and appurtenances, including service connections. (Attachment B)

Factors in the location of the easement, the water/sewer infrastructure, as well as the water and sewer lines, include street tree locations, existing forest conservation easement, distance required from the buildings, distance required between the water and sewer lines, the location of the existing community gardens, topography, and distance and access from the closest water service.

The City Attorney’s Office has approved the easement and right-of-way documents for legal sufficiency.
This project also provides fire suppression to the King Farm Farmstead Manse (main house) and the Dairy Barns.

**Mayor and Council History**
This is the first time this item has been brought to the Mayor and Council.

**Public Notification and Engagement**
This project was publicly noticed with signs at the project site and on the City’s website. The King Farm Citizens Assembly and the King Farm Farmstead Community Gardens group were notified via email. In addition, the President of the King Farm Citizens Assembly, President of the King Farm Farmstead Community Gardens, several members of the King Farm Farmstead Community Gardens group, Recreation and Parks staff, and Councilmember Pierzchala met at the King Farm Farmstead Park and discussed the project and toured the property, including the project site.

**Boards and Commissions Review**
This project was approved by the Historic District Commission on June 16, 2022.

The Recreation and Park Advisory Board reviews all capital improvement program projects annually during the budget process.

**Next Steps**
If the Mayor and Council approve this item, staff will work with the City Manager and WSSC to execute the easement.

**Attachments**
Attachment 9.D.a:  Attachment A - KFF Fire Suppression RB21  (PDF)
Attachment 9.D.b:  Attachment B - KFF WSSC Water & Right Of Way Easement (PDF)
King Farm Farmstead Fire Suppression (RB21)

**Description:** This project funds the design and installation of water and sewer infrastructure service from the Washington Suburban Sanitary Commission (WSSC) just outside of the buildings and within the Dairy Barns and Farmstead House for the purpose of a fire suppression system, as well as design and installation of a fire sprinkler system in the Dairy Barns and Farmstead House.

**Changes from Previous Year:** Funding to include the construction of the sewer infrastructure was added during FY 2022 utilizing ARPA funds.

**Current Project Appropriations**

| Prior Appropriations: | 1,375,000 |
| Less Expended as of 4/20/22: | 61,830 |
| Total Carryover: | 1,313,170 |
| New Funding: | - |
| Total FY 2023 Appropriations: | 1,313,170 |

**Critical Success Factor:** Stewardship of Infrastructure and Env.

**Mandate/Plan:** 2014 King Farm Farmstead Property Condition Assessment Report; 2020 Recreation and Parks Strategic Plan; Comprehensive Plan

**Anticipated Project Outcome:** Installation of water and sewer infrastructure to the buildings on the property and protection of the King Farm Farmstead Dairy Barns and Farmstead House from fire damage.

**Project Timeline and Total Cost by Type:** Project total increased to fund construction of sewer utility lines.

<table>
<thead>
<tr>
<th>Type</th>
<th>Estimated Start</th>
<th>Estimated Completion</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Original</td>
<td>Current</td>
<td>Original</td>
</tr>
<tr>
<td>Planning / Design</td>
<td>FY 2021</td>
<td>FY 2021</td>
<td>94,250</td>
</tr>
<tr>
<td>Construction</td>
<td>FY 2021</td>
<td>FY 2021</td>
<td>555,750</td>
</tr>
<tr>
<td>Other</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>Project Total ($)</strong></td>
<td>650,000</td>
<td>1,375,000</td>
<td>725,000</td>
</tr>
</tbody>
</table>

**Project Funding:** This project is fully funded and includes $650,000 in ARPA funds.

<table>
<thead>
<tr>
<th>Source</th>
<th>Prior</th>
<th>FY 2023</th>
<th>FY 2024</th>
<th>FY 2025</th>
<th>FY 2026</th>
<th>FY 2027</th>
<th>Future</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Paygo (Cap)</td>
<td>725,000</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>725,000</td>
</tr>
<tr>
<td>Grants (Cap)</td>
<td>650,000</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>650,000</td>
</tr>
<tr>
<td><strong>Total Funded ($)</strong></td>
<td>1,375,000</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>1,375,000</td>
</tr>
</tbody>
</table>

**Unfunded (Cap)**

**Total w/Unfunded ($)**

<table>
<thead>
<tr>
<th>Fund</th>
<th>Prior</th>
<th>FY 2023</th>
<th>FY 2024</th>
<th>FY 2025</th>
<th>FY 2026</th>
<th>FY 2027</th>
<th>Future</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>General</td>
<td>2,000</td>
<td>1,500</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>3,500</td>
</tr>
</tbody>
</table>

**Operating Cost Impact:** Cost of water, sewer, and annual fire suppression inspections.

**Project Manager:** Mauricio Daza, Parks and Facilities Development Coordinator, 240-314-8608.

**Notes:** This project first appeared in the FY 2021 CIP. The construction of the sewer infrastructure was added via budget amendment during FY 2022. FY 2023 work includes construction completion and project close out.
THIS EASEMENT AND RIGHT OF WAY

Made this ___ day of __________________ in the year ______, by and between

THE MAYOR AND COUNCIL OF ROCKVILLE,
a municipal corporation of the State of Maryland, Grantor, and the WASHINGTON
SUBURBAN SANITARY COMMISSION, a bi-county agency and public corporation of the
State of Maryland, organized and existing under the laws of the said State, Grantee.

Witnesseth:

That in consideration of the sum of One Dollar ($1.00) to it in hand paid
by the Grantee, the receipt of which is hereby acknowledged, the said Grantor does hereby
grant and convey unto the said Grantee, its successors and assigns, a non-exclusive easement
and right of way hereinafter described for the installation, construction, reconstruction,
maintenance, repair, operation, and inspection of a water main, sanitary sewer and
appurtenances thereto, including service connections within said easement and right of way,
together with the right of ingress and egress along and over said right of way, for any and all
of such purposes thereto; the said right of way and easement being fully described as follows:

SEE ATTACHED SCHEDULE: “A”

To have and to hold said easement and right of way, for a water main, sanitary sewer
and appurtenances thereto, including service connections above described or mentioned and
hereby intended to be granted and conveyed, together with the rights, privileges,
appurtenances and advantages thereto belonging or appertaining unto and to the only proper
use, benefit and behoof forever of the said Washington Suburban Sanitary Commission
(Commission), its successor and assigns.

And the Grantor, for itself, its successors and assigns, covenants and agrees with the
Grantee, its successors and assigns, as follows:
**FIRST:** that it will obtain the written consent of the Grantee before it grants an easement or right of way within the above described easement and right of way, erects, places or permits to be erected or placed any building, structure (including but not limited to fencing and pavement), underground cables and channels, or landscaping (not including a lawn), or before it fills or excavates within the above described easement and right of way (hereinafter collectively referred to as “encroachments”). The repair and maintenance of any encroachments consented to by the Grantee and installed by Grantor shall be the sole responsibility of Grantor and Grantee shall have no responsibility for them. Grantor shall bear the sole cost of removing any encroachments that are constructed, located or installed within the easement and right of way without the consent of Grantee or which are constructed in a location not approved by Grantee or moved from the location approved by Grantee in its consent. In the event Grantor fails to remove any encroachment to which Grantee has not consented within a reasonable time after notice from Grantee, Grantee shall have the right, but no obligation, to remove such encroachment at the sole cost of Grantor. In such event, Grantee shall not be liable for damage caused to any such encroachment and shall have no obligation to restore such encroachment to its original or any other location within the easement and right of way or otherwise.

**SECOND:** that the Grantee, its successors and assigns, shall at all times have right of ingress and egress without prior notification over said easement and right of way for the purpose of installing, constructing, reconstructing, maintaining, repairing, operating and inspecting the water and sewer lines and appurtenances thereto, including service connections within said easement and right of way, said ingress and egress to be along the line herein designated and along such other lines as the Grantor may designate. And that Grantee shall have the right to cut or remove shrubs, trees, fencing, fill, encroachments or any impediment whatsoever located within the easement and right of way, whether installed or constructed with or without Grantee’s consent, in order to install, construct, reconstruct, maintain, repair, operate or inspect its pipes and appurtenances.

**THIRD:** that this easement and right of way shall have priority over any subsequently recorded easements or rights of way, including but not limited to public utility easements or easements granted to private companies or persons, and, by accepting the grant of such a subordinate easement, any such public utility or private company or person agrees to indemnify and hold harmless Grantee, its employees, agents and contractors, and Grantor, from any and all claims, demands, suits, losses, liabilities, damages or payments, including
reasonable attorney’s fees, arising out of the repair, maintenance, inspection, or reconstruction of Grantee’s water and sewer lines and appurtenances thereto, including service connections, by any such utility company, private company or person, or by the presence of encroachments within the easement and right of way pursuant to such subordinate easement.

FOURTH: Grantor agrees to execute any permit application that may be required by a local, federal or State unit for work Grantee must accomplish in the easement and right of way.

FIFTH: Grantor agrees to defend, indemnify, and hold harmless the Grantee, its employees, agents and contractors from any and all claims, demands, suits, losses, liabilities, damages or payments, including reasonable attorney’s fees, arising out of the repair, maintenance, inspection, or reconstruction of Grantee’s water and sewer lines and appurtenances thereto, including service connections, within the easement and right of way, caused by any damage to the water and sewer lines and appurtenances thereto, including service connections, caused by Grantor, by any person or entity directly engaged by Grantor to act on Grantor’s behalf, or by the presence of encroachments constructed or installed by Grantor within the easement and right of way without Grantee’s prior written consent as provided in the first paragraph above. Notwithstanding the language above, Grantee is not precluded from requiring Grantor to execute a separate hold harmless agreement.

SIXTH: that it will warrant specially the easement and right of way hereby granted and will execute such further assurances thereof as may be requisite.

SEVENTH: that it has the right to grant the easement and right of way.

EIGHTH: that disturbances of the easement and right of way by Grantee for the purpose of performing its work shall be reasonably restored by Grantee, except for those encroachments installed or constructed by Grantor without Grantee’s written consent as set forth in the first and second paragraphs contained hereinabove.
THE MAYOR AND COUNCIL OF ROCKVILLE

Sign: ______________________________

Print: ______________________________

Title: ______________________________

STATE OF : 

COUNTY OF : 

I HEREBY CERTIFY that on this __ day of ____________________, 20__, before me the subscriber, a Notary Public, in and for the County aforesaid, personally appeared ____________________ who acknowledged himself/herself to be ____________________, of the ____________________, a municipal corporation, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS My Hand and Official Seal.

__________________________________
Notary Public
WASHINGTON SUBURBAN SANITARY COMMISSION

By: ________________________________
    Michael Harmer
    WSSC Chief Engineer

STATE OF: 

COUNTY OF: 

I HEREBY CERTIFY that on this _____ day of _____________________, 2022, before me, the subscriber, a Notary Public, in and for the County aforesaid, personally appeared Michael Harmer who acknowledged himself to be the Chief Engineer of the Washington Suburban Sanitary Commission, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS My Hand and Official Seal.

______________________________
Notary Public

My Commission expires: __________________________

I hereby certify that I am an attorney duly admitted to practice before the Court of Appeals of Maryland and that the instrument was prepared under my supervision.

______________________________
Claudia Koenig
Associate Counsel
CONTRACT NO: 21-SU-3319
SKETCH NO(S): C-2859
DISTRICT: 04-ROCKVILLE
LOCATION: PARCEL CX, BLOCK A, "KING FARM: BAILEY’S COMMONS NORTH"

EASEMENT & RIGHT OF WAY

THE MAYOR AND COUNCIL OF ROCKVILLE

TO

WASHINGTON SUBURBAN SANITARY COMMISSION

______________________________

Return to
WASHINGTON SUBURBAN SANITARY COMMISSION
LAND SERVICES SECTION
14501 SWEITZER LANE, LAUREL, MD 20707
SCHEDULE A

DESCRIPTION OF A WSSC EASEMENT AND RIGHT OF WAY

THE MAYOR AND COUNCIL OF ROCKVILLE
111 MARYLAND AVENUE
ROCKVILLE, MARYLAND 20850

TO

WASHINGTON SUBURBAN SANITARY COMMISSION
14501 SWEITZER LANE
LAUREL, MARYLAND 20707

Being a parcel of land 30 feet by 60 feet running in, over, across and through the lands of
the grantor; being part of a deed dated, March 21, 2008 from King Farm Associates to The
Mayor and Council of Rockville, Montgomery County, which is recorded among the land
records of Montgomery County, Maryland in Liber 35480 at Folio 487 and being part of Parcel
CX, Block A, of a plat entitled, “King Farm Bailey’s Commons North” which is recorded among
the land records of Montgomery County, Maryland, as plat # 22411 and being more particularly
described as follows, referring all courses of this description to the Maryland State Grid System,
NAD 83/91 datum,

Beginning for said parcel of land at a point on the southerly or North 50 degrees 11 minutes 21
seconds West 325.88 foot property line of Parcel CX, said point being located on the north
easterly right of way line of Grand Champion Drive, 60 feet wide, as shown on the
aforementioned plat # 22411, said point also being at North 50 degrees 11 minutes 21 seconds
West 220.84 feet from the southeasterly end of said property line, thence leaving said point and
binding on and running with said northeasterly right of way line of Grand Champion Drive the
following course and distance

1) North 50 degrees 11 minutes 21 seconds West 30.00 feet, thence leaving Grand Champion
   Drive and running thru the lands of said plat, the following three (3) courses and distances

2) North 39 degrees 48 minutes 39 seconds East 60.00 feet, thence

3) South 50 degrees 11 minutes 21 seconds East 30.00 feet, thence

4) South 39 degrees 48 minutes 39 seconds West 60.00 feet to the Point of Beginning,

Containing 1,800 square feet or 0.0413 acres of land more or less, as shown on Schedule B,
WSSC Sketch # C-2859, now made a reference hereto.

The licensee below was in responsible charge over the preparation of this metes and bounds
description and the surveying work reflected in it, all in compliance with the requirements set
forth on COMAR title 9, subtitle 13, chapter 6, regulation 12 of the minimum standards and practice for land surveyors.

C. Allen Paugh, R.P. L.S.
Maryland Property Line Surveyor No. 475
Expires 01-08-2023
Attachment 9.D.b: Attachment B - KFF WSSC Water & Right Of Way Easement (4365 : Authorization for the City Manager to Sign WSSC Water ROW Easement at King Farm Farmstead Park)
This conveyance is exempt from transfer and recordation taxes pursuant to § 12-108(a) of the Tax Property Article, Annotated Code of Maryland, and § 52-24(a) of the Montgomery County Code.

NO CONSIDERATION DEED

THIS DEED, made this 21st day of March, 2008, by and between KING FARM ASSOCIATES, L.L.C., a Delaware limited liability company, 8330 Boone Blvd., Suite 460, Vienna, Virginia 22182 ("Grantor"), and THE MAYOR AND COUNCIL OF ROCKVILLE, a municipal corporation of the State of Maryland, 111 Maryland Avenue, Rockville, Maryland 20850 ("Grantee").

WITNESSETH: that in consideration of One Dollar ($1.00) paid in hand, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does grant and convey unto Grantee, its successors and assigns, in fee simple, all of that parcel of land situate, lying and being in Montgomery County, State of Maryland, as described on Exhibit "A" attached to and made a part hereof;

SUBJECT, HOWEVER, to all easements, covenants, conditions, encumbrances, restrictions and other matters affecting said property, including, without limitation, the Forest and Tree Conservation Easement and Declaration of Covenants dated July 30, 2004, and recorded among the Land Records of Montgomery County, Maryland in Liber 28042, folio 609;

AND Grantor covenants that it will warrant specially the property hereby conveyed and that it will execute such further assurances of said land as may be requisite.

Grantor hereby certifies and makes affidavit under the penalties of perjury that (i) there is no consideration paid or to be paid for the foregoing conveyance and that there are no mortgages or deeds of trust assumed by Grantee, and (ii) Grantor is a limited liability company organized in Delaware, qualified to do business in Maryland and a "resident entity" within the meaning of Section 10-912 of the Tax-General Article of the Annotated Code of Maryland, and the "total payment" (as defined in the foregoing Section 10-912) made for the foregoing conveyance is NO DOLLARS ($0.00).

[SIGNATURE PAGE FOLLOWS]
IN WITNESS WHEREOF, Grantor has set its hand and seal, the year and day first above written:

GRANTOR:

KING FARM ASSOCIATES, L.L.C.,
a Delaware limited liability company

By: TOWLE PARTNERS, L.L.C.,
a Maryland limited liability company, Member

By: Olav B. Kollevoll,
Authorized Person

WITNESS:

[SEAL]

* * *

STATE/COMMONWEALTH OF Virginia, * to wit:

CITY/COUNTY OF Fairfax, *

I HEREBY CERTIFY that on this 20 day of December, 2007, before me, a Notary Public in and for the jurisdiction aforesaid, personally appeared Olav B. Kollevoll, Jr., known to me (or satisfactorily proven) to be the Authorized Person of Towle Partners, L.L.C., and that he, in such capacity and being authorized to do so, executed the foregoing and annexed instrument on behalf of King Farm Associates, L.L.C., for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[NOTARIAL SEAL]

My commission expires on the 20 day of December, 2007.

DMEAST #9931900 v1
** **

ATTORNEY'S CERTIFICATION

I HEREBY CERTIFY THAT I am an attorney duly licensed to practice before the Court of Appeals of Maryland, and that this instrument was prepared by me or under my supervision.

Timothy P. Martin
Exhibit "A"

Description of the Property

Parcel CX, Block A, as shown on a plat of subdivision entitled "PLAT FIFTY-FOUR, KING FARM: BAILEY'S COMMONS NORTH" and recorded among the Land Records of Montgomery County, Maryland at Plat No. 22411.

The foregoing parcel being part of the lands obtained by Grantor, King Farm Associates, L.L.C. (formerly Helios/Towle, L.L.C.), from (i) Field Farms Limited Partnership and Frederick Road Limited Partnership by deed dated October 31, 1995 and recorded among the Land Records of Montgomery County, Maryland in Liber 13746, folio 608 (re-recorded in Liber 13893, folio 652 and renumbered in Liber 13923, folio 192), and (ii) Field Farms Limited Partnership by deed dated October 31, 1995 and recorded among the Land Records of Montgomery County, Maryland in Liber 13746, folio 632.
CLERK'S INDEX SHEET
No Consideration Deed

King Farm
District 04

(For the purpose of proper indexing only)

<table>
<thead>
<tr>
<th>Plat</th>
<th>Parcel</th>
<th>Block</th>
<th>Tax ID No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>22411</td>
<td>CX</td>
<td>A</td>
<td>04-03396371</td>
</tr>
</tbody>
</table>

Grantor: King Farm Associates, L.L.C.
c/o The Penrose Group
8330 Boone Blvd., Suite 460
Vienna, VA 22182

Grantee: The Mayor and Council of Rockville, Maryland
111 Maryland Avenue
Rockville, Maryland 20850-2364

Consideration: None

Title Insurance Company: Chicago Title Insurance Company

After recording, please return to:
Ballard Spahr Andrews and Ingersoll LLP
4800 Montgomery Lane, 7th Floor
Bethesda, Maryland 20814
Attn: Timothy P. Martin

After recording return...
Settlement Department
Linowes and Blocher LLP
7200 Wisconsin Avenue, 8th Floor
Bethesda, MD 20814-4242

DMEAST #9931900 v1
Subject
Authorization for Maryland State Arts Council Grant Agreement for City-Managed Arts Programs

Recommendation
Staff recommends that the Mayor and Council authorize the City Manager to execute the attached Maryland State Arts Council Grant Agreement between the Mayor and Council of Rockville and the State of Maryland for City-managed arts programs.

Discussion
Rockville received notice from the Maryland State Arts Council (MSAC) of a grant award of $36,976.24 to support City-managed arts programs. The grant was awarded from the State of Maryland MSAC Grant for Organization for FY 2023. The grant funding is conditional upon a signed and executed grant agreement between MSAC and the City of Rockville (Attachment A). MSAC requested the City sign and return their MSAC grant agreement. The Mayor and Council must authorize the City Manager to execute the attached grant agreement with the State of Maryland.

Rockville has previously successfully executed 25 MSAC grant agreements. Authorizing the MSAC FY 2023 grant agreement provides funds for enhancements to the City-managed arts programs, such as the Rockville Civic Ballet, Rockville Concert Band, Rockville Chorus, and Glenview Mansion Art Gallery.

Mayor and Council History
This is the first time this item has been brought before the Mayor and Council.

Fiscal Impact
The MSAC grant agreement supports the current and the new initiatives for the City-managed arts programs. Upon approval by the Mayor and Council, appropriations for the expenditures and revenue covered by the MSAC grant will be incorporated into the next budget amendment for FY 2023.
Next Steps

If approved by the Mayor and Council, the City Manager will execute the attached agreement.

Attachments
Attachment 9.E.a: 08232022094306-0001 (PDF)

Rob DiSpirito, City Manager 9/7/2022
July 26, 2022
Grants for Organizations - Off-Year
2023-14111

MARYLAND STATE ARTS COUNCIL GRANT AGREEMENT

THIS GRANT AGREEMENT (this "Agreement") is made by and between the Maryland State Arts Council ("MSAC"), a unit of the Department of Commerce (the "Department"), a principal department of the State of Maryland ("State") and [City of Rockville, MD] ("Grantee") whose Federal Identification Number (FID) or Social Security Number (SSN) is 52-6001573.

RECITALS

Grantee has requested grant assistance from MSAC in order to undertake activities consistent with Title 4, Subtitle 5 of the Economic Development Article of the Annotated Code of Maryland, which authorizes MSAC to make grants to organizations and individual artists in order to create a nurturing climate for the arts in the State and to ensure that the role of the arts in the lives of citizens of the State shall continue to grow and play a significant part in their welfare and educational experience.

The General Assembly of Maryland has authorized the grant assistance through an appropriation in the annual state budget.

MSAC is also authorized to use certain funds received by various federal entities to help fund its grant assistance programs. All, some, or none of the funds disbursed through this Agreement may be from such federal funding. In the event that some of the funds disbursed through this Agreement contain federal funding, MSAC will make the Grantee aware and Grantee acknowledges and agrees that it may be required to adhere to certain rules, regulations, and/or guidelines imposed by the federal entity providing the federal funding.

MSAC has approved the award of grant funds to the Grantee, to be expended by Grantee in accordance with the terms and conditions of this Agreement.

IN CONSIDERATION of the foregoing and the mutual promises and covenants contained in this Agreement, MSAC and the Grantee agree as follows:

1. Grant. Subject to the continuing availability of funds, as determined by MSAC in its sole discretion, MSAC agrees to provide Grantee with funds in an amount not to exceed [$36,976.24] (the "Grant Funds").
2. **Application.** Grantee's application for grant assistance (the "Application") is available to grantee in Smart Simple where Grantee submitted the application. Grantee can view the application by logging into Smart Simple (marylandarts.smartsimple.com) with their login and password. Grantee warrants and certifies that all of the information and representations contained in the Application are and remain true and complete in all material respects. The Application is incorporated herein as Exhibit A.

3. **Grant Guidelines.** Grantee acknowledges receipt of the FY 2023 Grant Guidelines and Information available on the MSAC website [http://www.msac.org](http://www.msac.org) under the appropriate grant type, incorporated herein by reference, and agrees to abide by its terms and conditions.

4. **Use of Grant Funds:** Grantee will use Grant Funds in accordance with the activities described in Exhibit A and in accordance with all applicable guidelines set forth in Provision 3 above.

5. **Grantee shall not use any Grant Funds to make contributions:**

   (a) to any persons who hold, or are candidates for, elected office;
   (b) to any political party, organization, or action committee; or
   (c) in connection with any political campaign or referendum.

6. **Term of Agreement.**
   This Agreement is effective upon execution by MSAC. Unless sooner terminated pursuant to Section 18 or 19 of this Agreement or by the mutual consent of Grantee and MSAC, this Agreement shall remain in effect until the final amounts of the Grant have been disbursed, all reports and records due by the Grantee have been received by MSAC, and there has been a final settlement and conclusion between MSAC and Grantee of all issues arising out of the Grant. It is anticipated and agreed that all reports and records due by Grantee shall be delivered to MSAC no later than the final report due date as communicated to the grantee in grant guidelines, if not sooner as provided otherwise herein or in any exhibit attached and incorporated herein, and that the final settlement and conclusion between MSAC and Grantee shall be no later than the final report due date. Failure by the Grantee to deliver all reports and records by the final report due date and failure by Grantee to provide MSAC with all necessary documents and information to reach final settlement and conclusion by the final report due date shall constitute a material breach by the Grantee of this Agreement.

7. **Disbursement.**
   (a) (i) Except for Grantees notified pursuant to paragraph (ii) below, Grants for Organizations grants and Community Arts Development grants, up to seventy five percent (75%) of the Grant shall be disbursed to Grantee upon full execution of the Agreement, provided that Grantee has submitted all reports and documentation for prior year grant(s) required by MSAC, if applicable. The remaining Grant funds shall be disbursed to Grantee after Grantee has met grant report requirements, such as submitting a satisfactory interim report.

   (ii) For Grantees notified by MSAC, payment will occur in four payments of 25% based on the review of additional required documentation (quarterly fiscal actuals v. projections; quarterly updated financial recovery plan) by the MSAC Program Director, MSAC Grants Director, MSAC Executive Director, Assistant Secretary of Commerce and/or Secretary of Commerce. Payment release is based on the approval of the quarterly submission review.

   (b) For Arts in Education grants, Independent Artist Awards, Maryland Touring grants, Maryland Traditions
Grants, Public Art Across Maryland grants, Network Organizational Development grants, Creativity Grants, and other grants to organizations and independent artists, up to 100% of the Grant shall be disbursed to Grantee upon full execution of the Agreement, provided that Grantee has submitted all reports and documentation for prior year grant(s) required by MSAC, if applicable.

8. **Indirect Costs.**
(a) If Grantee is a nonprofit entity under Section 501(c)(3), (4) or (6) of the Internal Revenue Code, Grant Funds may be applied to indirect costs in accordance with § 2-208 of the State Finance and Procurement Article, Annotated Code of Maryland.

(b) If Grantee opts to apply Grant Funds to indirect costs:

(i) the total amount of Grant Funds provided under this Grant Agreement will not be increased;

(ii) the costs to be paid with Grant Funds under this Agreement as described in Exhibit A of this Agreement will be reduced on a pro rata basis to reflect that certain indirect costs have been paid with Grant Funds; and

(iii) Grantee shall report any Grant Funds applied to indirect costs in funding requests and financial reports submitted to Commerce and shall provide the basis and documentation for the calculation of indirect costs in compliance with subsection (a) of this section.

9. **Inspection of Records.** Grantee shall allow any duly authorized representative of MSAC, the Department, or the State to inspect and audit, at reasonable times, all records and documents of Grantee relating to this Grant, which records shall be retained by Grantee for at least three (3) years after the termination of this Agreement.

10. **Acknowledgement.** Grantee shall acknowledge MSAC funding in all programs and promotional materials relating to the funded activities in the manner set forth in the Grant Recognition Guidelines, which can be viewed on the MSAC website, [https://msac.org/resources/recognizing-msac-grants](https://msac.org/resources/recognizing-msac-grants), incorporated herein by reference.

11. **Reports.** Grantee shall provide MSAC with reports or information in a form acceptable to the MSAC, as MSAC may from time to time require.

12. **Unused Funds.** Grantee shall repay to MSAC any disbursed Grant Funds not spent or obligated by Grantee on or before June 30, 2023.

13. **Fair Practices Certification.** Grantee certifies that it prohibits, and covenants that it will continue to prohibit, discrimination on the basis of: (a) political or religious opinion or affiliation, marital status, race, color, creed, ancestry genetic information, or national origin; or (b) age, sex, sexual orientation, gender identification, or any otherwise unlawful use of characteristics, except when such characteristic constitutes a bona fide occupational qualification; or (c) the physical or mental handicap of a qualified handicapped individual. Upon the request of MSAC, Grantee will submit to MSAC information relating to its operations, with regard to political or religious opinion or affiliation, marital status, physical or mental handicap, race, color, creed, sex, age, or national origin.

14. **Anti-Discrimination.** Grantee shall operate under this Agreement so that no person, otherwise qualified, is denied employment, subcontract, or other benefits on the basis of race, color, religion, creed,
age, sex, sexual orientation, gender identification, marital status, national origin, ancestry genetic
information or any otherwise unlawful use of characteristics, or disability of a qualified individual with a
disability unrelated in nature and extent so as to reasonably preclude the performance of the employment
or contract, or the individual’s refusal to submit to a genetic test or make available the results of a genetic
test. Except in subcontracts for standard commercial supplies or raw materials, Grantee shall include a
clause similar to this clause in all subcontracts. Grantee and each subcontractor shall post in
conspicuous places, available to employees and applicants for employment, notices setting forth the
provisions of this non-discrimination clause. Grantee shall not retaliate against any person for reporting
instances of such discrimination. The Grantee further covenants that it shall prohibit its contractors from
engaging in such discrimination in the hiring of subcontractors to carry out any portion of the project
funded by proceeds of the Grant.

15. Legal Compliance. Grantee covenants that it shall comply with all applicable federal, State, and local
laws and regulations. Grantee acknowledges and agrees that it is responsible for knowing and
understanding all applicable federal, State, and local laws and regulations.

16. Grantee’s Certifications. Grantee certifies to MSAC that:

(a) Grantee, if a corporation or other form of limited liability entity, is duly organized and validly existing
under Maryland law, and has all requisite power and authority to enter into this Agreement; and

(b) This Agreement has been duly authorized, executed and delivered by Grantee in such manner and
form as to comply with all applicable laws to make this Agreement the valid and legally binding act and
Agreement of Grantee.

17. Drug and Alcohol-Free Workplace. Grantee warrants that Grantee shall comply with the State’s policy
concerning drug and alcohol-free workplaces as set forth in COMAR 01.01.1989.18.

18. Default, Repayment and Remedies.

(a) A default shall consist of (i) any use of Grant Funds for any purposes other than authorized by this
Agreement; or (ii) any breach of any covenant, agreement, provision, representation or warranty of
Grantee which was made in this Agreement.

(b) Upon the occurrence of any default, MSAC immediately may suspend Grantee’s authority to receive
any undisbursed Grant funds by written notice at any time to Grantee.

(c) Upon the occurrence of any default, Grantee shall have 30 days from the date MSAC’s notice is
postmarked to cure the default. After the conclusion of this 30 day period, if Grantee has not cured the
default to the satisfaction of MSAC, MSAC may terminate this Agreement. In the event of termination:

(i) Grantee’s authority to request a disbursement shall cease and Grantee shall have no right, title or
interest in or to any of the Grant funds not disbursed;

(ii) MSAC may immediately demand repayment of all or any portion of the Grant Funds which have been
disbursed; and

(iii) MSAC’s remedies of withholding disbursement and of obtaining repayment as described in Section
18(c) (i) and (ii) above may be exercised contemporaneously with remedies pursuant to Section 18(c)
below, and all of such rights shall survive any termination of this Agreement.

(d) If a default occurs, MSAC may at any time proceed to protect and enforce all rights available to MSAC, by suit in equity, action at law, or by any other appropriate proceedings.

19. Termination Prior to Expiration of Term Period MSAC, the Department, and/or the State reserves the right to terminate this Agreement by written notice to Grantee if (a) the purpose of the Agreement can no longer be fulfilled or met and/or (b) it's in the best interest of the Grantor and/or the State to terminate. If so terminated, the Grantor shall disburse Grant Funds to cover the eligible expenses, as determined in its sole discretion by MSAC, incurred by Grantee prior to termination. Grantee shall return to Grantor any Grant Funds, in excess of permitted eligible expenses, received prior to such termination.

20. Indemnification. Grantee releases MSAC, the Department, the State, and its employees or agents from, agrees that MSAC, the Department, the State, and its employees or agents shall not have any liability for, and agrees to protect, indemnify and save harmless MSAC, the Department, the State, and its employees or agents from and against any and all liabilities, suits, actions, claims, demands, losses, expenses and costs of every kind and nature incurred by, or asserted or imposed against, all or any of them, as a result of or in connection with the Grant. All money expended as a result of such liabilities, suits, actions, claims, demands, losses, expenses or costs, together with interest at a rate not to exceed the maximum interest rate permitted by law, shall constitute an indebtedness of Grantee and shall be immediately and without notice due and payable by Grantee to MSAC, the Department, the State, and/or its employees or agents, as their interests may appear. If Grantee is a government agency of the State of Maryland, any and all such indemnification obligations of Grantee are conditioned upon the availability of appropriations for the use by Grantee at the time such indemnification obligations arise; further, if Grantee is a government agency of the State of Maryland, any and all such indemnification obligations of Grantee are limited to the extent of the State of Maryland's statutory waiver of its sovereign immunity.

21. Notices. All notices, requests, approvals and consents of any kind made pursuant to this Agreement shall be in writing. Any such communication, unless otherwise specified, shall be deemed effective as of the date it is postmarked, postage prepaid, addressed as follows:

(a) Communications to MSAC shall be mailed to: Maryland State Arts Council, 401 E. Pratt Street, Suite 1400 Baltimore, MD 21202 or emailed.

(b) Communications to Grantee shall be mailed to Grantee or emailed.

22. Amendment. This Agreement, or any part hereof, may be amended from time to time only by a written instrument executed by both parties, or in the case of a modification of Section 4, by action of MSAC.

23. Assignment. Grantee may neither assign all or any of the benefits of, nor delegate all or any of the duties imposed upon Grantee by this Agreement, without the prior written approval of MSAC.

24. Governing Law. This Agreement shall be construed, interpreted and enforced in accordance with the laws of the State of Maryland.

25. Setoff. The State has the right to set off and apply Grant Funds against amounts that Grantee may owe the State as an unpaid liability, without notice and without resort to any judicial proceeding. Should this occur, it will affect the amount of Grant Funds received by Grantee.
26. **Entire Agreement; Counterparts; Signatures.** This Agreement, together with any exhibits, documents and/or electronic or internet based documents, incorporated by reference, represents the complete and final understanding of the parties. No other understanding, oral or written, regarding the subject matter of this Agreement, may be deemed to exist or to bind the parties at the time of execution. This Agreement may be executed in any number of duplicate originals or counterparts, each of which such duplicate originals or counterparts shall be deemed to be an original and all taken together shall constitute one and the same instrument. Signatures provided by facsimile or other electronic means, for example, and not by way of limitation, in Adobe .PDF sent by electronic mail, shall be deemed to be original signatures.
THIS AGREEMENT, together with the documents incorporated herein by reference, represents the complete, total and final understanding of the parties and no other understanding or representations, oral or written, regarding the subject matter of this Agreement, shall be deemed to exist or to bind the parties hereto at the time of execution. THIS FORM WAS APPROVED FOR FORM AND LEGAL SUFFICIENCY BY AN ASSISTANT ATTORNEY GENERAL IN JULY 2022.

WITNESS our hands and seals, all as of the date set forth below

ATTEST:
2023-14111 - Grant Agreement

Generate Grant Agreement

* Signature of Grantee: ____________________________

* Title of Grantee: ______________________________

* Signature of Grantee Witness: ___________________
Subject
Award of Virginia Sheriff Rider Contract #22-03-0721, Vaccon Titan Truck, to Atlantic Machinery, Inc., in the Amount of $566,667.00

Recommendation
Staff recommends that the Mayor and Council award a Virginia Sheriff’s Association rider contract #22-03-0721 to Atlantic Machinery Inc. of Silver Spring, MD for one VacCon sewer cleaning truck in the amount of $566,667.00.

Discussion
The replacement of one VacCon sewer cleaning vacuum truck was approved in the FY23 Operating Budget (Attachment). The VacCon will be used by the Operations and Maintenance Division in the cleaning and maintenance of the City’s sewer lines and catch basins.

Mayor and Council History
This is the first time this item has been brought before the Mayor and Council.

Procurement
The Virginia Sheriff’s Association (VSA) is a cooperative purchasing program available to all public bodies offering a variety of vehicles and services including: Administrative Vehicles, Vans, Trucks, Sport Utility Vehicles, Special Service Vehicles, Police Rated Vehicles, Motorcycles and Heavy Equipment. Statewide cooperatives, like Virginia Sheriffs’ Association, with its competitively-solicited contract process, are considered to be fair and reasonable contracting mechanisms providing quality goods and services at equitable cost.

In accordance with Rockville City Code, Section 17-71(b), Cooperative Procurement, the City may contract with any contractor who offers goods, services, insurance, or construction on the same terms as provided to other State or local governments or agencies thereof, who have arrived at those terms through a competitive procurement procedure similar to the procedures used by the City.
Atlantic Machinery, Inc. is a non-Minority, Female, Disabled or Veterans (non-MFD-V) business.

Fiscal Impact
The FY23 adopted budget included $521,000 in the Sewer Fund (220) for purchase of this truck. To make up the shortfall, $45,667 from equipment not yet purchased in the Sewer fund will be used.

Next Steps
Upon Mayor and Council approval, the Procurement Department will issue a purchase order to Atlantic Machinery Inc.

Attachments
Attachment 9.F.a: FY23 VacCon replacement (PDF)

Rob DiSpirito, City Manager 9/7/2022
## Fleet Replacement Schedule

The city’s Fleet Services Division continually monitors and maintains the city’s fleet to ensure maximum useful life. Staff review the fleet each year and recommend replacement for vehicles meeting specific age, mileage, meter hours, condition, and usefulness criteria. When possible, vehicles will be reassigned within or between departments in order to maximize full unit life under the replacement criteria. Factors such as serviceability and technological life are also taken into consideration when making recommendations for replacement. The Fleet Services Division is responsible for ensuring that vehicles acquired are equipped with available features intended to enhance safety for motorists, pedestrians, and bicyclists in accordance with the Vision Zero Action Plan.

The vehicles shown below are scheduled for replacement in FY 2023. The FY 2023 budget also includes funding to lease (in lieu of replacing) an additional 32 vehicles as part of the lease program that began in FY 2020.

<table>
<thead>
<tr>
<th>Fund</th>
<th>Dept</th>
<th>Unit</th>
<th>Est. Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>General R&amp;P</td>
<td>Aerial Bucket Truck</td>
<td>$136,000</td>
<td></td>
</tr>
<tr>
<td>General PW</td>
<td>Medium Duty Dump Truck</td>
<td>$81,000</td>
<td></td>
</tr>
<tr>
<td>General R&amp;P</td>
<td>Aerial Bucket Truck</td>
<td>$198,000</td>
<td></td>
</tr>
<tr>
<td>General PW</td>
<td>ProPatch Truck</td>
<td>$193,000</td>
<td></td>
</tr>
<tr>
<td>General PW</td>
<td>Gradall Truck</td>
<td>$365,000</td>
<td></td>
</tr>
<tr>
<td>General R&amp;P</td>
<td>Tow Behind Chipper</td>
<td>$62,000</td>
<td></td>
</tr>
<tr>
<td>General R&amp;P</td>
<td>9,000 lb tandem trailer</td>
<td>$5,000</td>
<td></td>
</tr>
<tr>
<td>General R&amp;P</td>
<td>9,000 lb tandem trailer</td>
<td>$5,000</td>
<td></td>
</tr>
<tr>
<td>General PW</td>
<td>Light-Duty Saltbox</td>
<td>$9,000</td>
<td></td>
</tr>
<tr>
<td>General PW</td>
<td>Heavy Duty Saltbox</td>
<td>$16,000</td>
<td></td>
</tr>
<tr>
<td>General PW</td>
<td>Heavy Duty Plow</td>
<td>$7,280</td>
<td></td>
</tr>
<tr>
<td>Sewer PW</td>
<td>VacCon</td>
<td>$521,000</td>
<td></td>
</tr>
<tr>
<td>Sewer PW</td>
<td>Heavy Duty Dump Truck with Plow/Spreader</td>
<td>$173,000</td>
<td></td>
</tr>
<tr>
<td>Sewer PW</td>
<td>Tandem Axel Dump Truck</td>
<td>$232,040</td>
<td></td>
</tr>
<tr>
<td>Water PW</td>
<td>Heavy Duty Dump Truck with Plow/Spreader</td>
<td>$173,000</td>
<td></td>
</tr>
<tr>
<td>Water PW</td>
<td>Utility Truck</td>
<td>$200,000</td>
<td></td>
</tr>
<tr>
<td>Water PW</td>
<td>Truck-Mounted Compressor</td>
<td>$20,000</td>
<td></td>
</tr>
<tr>
<td>Refuse PW</td>
<td>Rear Load Packer</td>
<td>$274,000</td>
<td></td>
</tr>
<tr>
<td>Refuse PW</td>
<td>Rear Load Packer</td>
<td>$274,000</td>
<td></td>
</tr>
<tr>
<td>Refuse PW</td>
<td>25-yard Automated Leafer</td>
<td>$210,000</td>
<td></td>
</tr>
</tbody>
</table>

**TOTAL for Planned Vehicle Purchases:** $3,154,320
Subject
Award of Virginia Sheriff’s Association Rider Contract #22-03-0721, Bonnell Olympian Pro Plus Truck, to Atlantic Machinery Inc. in the Amount of $213,459.00

Recommendation
Staff recommends that the Mayor and Council award a Virginia Sheriff's Association rider contract #22-03-0721 to Atlantic Machinery Inc. of Silver Spring, MD for one Bonnell Olympian leaf removal truck in the amount of $213,459.00.

Discussion
The replacement of one automated leaf collection truck was approved in the FY23 Adopted Operating Budget (Attachment). The leaf collection truck is the main vehicle used for leaf collection by the City’s Operations and Maintenance Division.

Mayor and Council History
This is the first time this item has been brought before the Mayor and Council.

Procurement
The Virginia Sheriff’s Association (VSA) is a cooperative purchasing program available to all public bodies offering a variety of vehicles and services including: Administrative Vehicles, Vans, Trucks, Sport Utility Vehicles, Special Service Vehicles, Police Rated Vehicles, Motorcycles and Heavy Equipment. Statewide cooperatives, like Virginia Sheriffs’ Association, with its competitively-solicited contract process, are considered to be fair and reasonable contracting mechanisms providing quality goods and services at equitable cost.

In accordance with Rockville City Code, Section 17-71(b), Cooperative Procurement, the City may contract with any contractor who offers goods, services, insurance, or construction on the same terms as provided to other State or local governments or agencies thereof, who have arrived at those terms through a competitive procurement procedure similar to the procedures used by the City.
Atlantic Machinery, Inc. is a non-Minority, Female, Disabled or Veterans (non-MFD-V) business

**Fiscal Impact**
The FY23 adopted budget included $210,000 in the Refuse Fund (230) for replacement of this truck. To make up the shortfall, a transfer was made from the Refuse contingency of $3,459.

**Next Steps**
Upon Mayor and Council approval, the Procurement Division will issue a purchase order to Atlantic Machinery Inc.

**Attachments**
Attachment 9.G.a: FY23 Automated Leafer replacement (PDF)

Rob DiSpirito, City Manager 9/7/2022
Fleet Replacement Schedule

The city's Fleet Services Division continually monitors and maintains the city's fleet to ensure maximum useful life. Staff review the fleet each year and recommend replacement for vehicles meeting specific age, mileage, meter hours, condition, and usefulness criteria. When possible, vehicles will be reassigned within or between departments in order to maximize full unit life under the replacement criteria. Factors such as serviceability and technological life are also taken into consideration when making recommendations for replacement. The Fleet Services Division is responsible for ensuring that vehicles acquired are equipped with available features intended to enhance safety for motorists, pedestrians, and bicyclists in accordance with the Vision Zero Action Plan.

The vehicles shown below are scheduled for replacement in FY 2023. The FY 2023 budget also includes funding to lease (in lieu of replacing) an additional 32 vehicles as part of the lease program that began in FY 2020.

<table>
<thead>
<tr>
<th>Fund</th>
<th>Dept</th>
<th>Unit</th>
<th>Est. Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>General R&amp;P</td>
<td>Aerial Bucket Truck</td>
<td>$136,000</td>
<td></td>
</tr>
<tr>
<td>General PW</td>
<td>Medium Duty Dump Truck</td>
<td>$81,000</td>
<td></td>
</tr>
<tr>
<td>General R&amp;P</td>
<td>Aerial Bucket Truck</td>
<td>$198,000</td>
<td></td>
</tr>
<tr>
<td>General PW</td>
<td>ProPatch Truck</td>
<td>$193,000</td>
<td></td>
</tr>
<tr>
<td>General PW</td>
<td>Gradall Truck</td>
<td>$365,000</td>
<td></td>
</tr>
<tr>
<td>General R&amp;P</td>
<td>Tow Behind Chipper</td>
<td>$62,000</td>
<td></td>
</tr>
<tr>
<td>General R&amp;P</td>
<td>9,000 lb tandem trailer</td>
<td>$5,000</td>
<td></td>
</tr>
<tr>
<td>General R&amp;P</td>
<td>9,000 lb tandem trailer</td>
<td>$5,000</td>
<td></td>
</tr>
<tr>
<td>General PW</td>
<td>Light-Duty Saltbox</td>
<td>$9,000</td>
<td></td>
</tr>
<tr>
<td>General PW</td>
<td>Heavy Duty Saltbox</td>
<td>$16,000</td>
<td></td>
</tr>
<tr>
<td>General PW</td>
<td>Heavy Duty Plow</td>
<td>$7,280</td>
<td></td>
</tr>
<tr>
<td>Sewer PW</td>
<td>VacCon</td>
<td>$521,000</td>
<td></td>
</tr>
<tr>
<td>Sewer PW</td>
<td>Heavy Duty Dump Truck with Plow/Spreader</td>
<td>$173,000</td>
<td></td>
</tr>
<tr>
<td>Sewer PW</td>
<td>Tandem Axel Dump Truck</td>
<td>$232,040</td>
<td></td>
</tr>
<tr>
<td>Water PW</td>
<td>Heavy Duty Dump Truck with Plow/Spreader</td>
<td>$173,000</td>
<td></td>
</tr>
<tr>
<td>Water PW</td>
<td>Utility Truck</td>
<td>$200,000</td>
<td></td>
</tr>
<tr>
<td>Water PW</td>
<td>Truck-Mounted Compressor</td>
<td>$20,000</td>
<td></td>
</tr>
<tr>
<td>Refuse PW</td>
<td>Rear Load Packer</td>
<td>$274,000</td>
<td></td>
</tr>
<tr>
<td>Refuse PW</td>
<td>Rear Load Packer</td>
<td>$274,000</td>
<td></td>
</tr>
<tr>
<td>Refuse PW</td>
<td>25-yard Automated Leafer</td>
<td>$210,000</td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL for Planned Vehicle Purchases:</strong></td>
<td></td>
<td><strong>$3,154,320</strong></td>
<td></td>
</tr>
</tbody>
</table>
Subject
Award of SourceWell Rider Contract #060920-NVS, ProPatch Asphalt Pothole Patch Machine, to K. Neal International Trucks, Inc. as the dealer through Navistar, Inc. in the amount of $217,765.22

Recommendation
Staff recommends that the Mayor and Council award a Sourcewell rider contract to K. Neal International Trucks, Inc. as the authorized dealer through Navistar, Inc. of Lisle, IL for one ProPatch Asphalt Patch Machine in the amount of $217,765.22.

Discussion
The replacement of one ProPatch asphalt pothole patching truck was approved in the FY23 Operating Budget (Attachment). The ProPatch will be used by the Operations and Maintenance Division in the repair and maintenance of the City’s streets.

Mayor and Council History
This is the first time this item has been brought before the Mayor and Council.

Procurement
Sourcewell (formerly known as NJPA-National Joint Powers Alliance) is a national cooperative with more than 50,000 member agencies throughout the United States. Sourcewell has over 40 years of service helping government, education and nonprofit agencies operate more efficiently, seeking quality products and services for the best possible price. National cooperatives, like Sourcewell, with its competitively-solicited contract process, are considered to be fair and reasonable contracting mechanisms, providing government agencies with quality goods and services at equitable cost.

The City has been a member of Sourcewell since approximately 2010 and has previously utilized Sourcewell contracts for various products and services.
In accordance with Section 17-1(b) of the Rockville City Code, Cooperative Procurement, the City may contract with any contractor who offers goods, services, insurance, or construction on the same terms as provided to other State or local governments or agencies thereof, who have arrived at those terms through a competitive procurement procedure similar to the procedures used by the City.

K. Neal International Trucks, Inc. is a Minority, Female, Disabled or Veterans (MFD-V) business.

**Fiscal Impact**

The FY23 adopted budget included $193,000 in the General Fund (110) for replacement of this truck. To make up the shortfall, $24,765.22 in savings from a previous purchase will be used.

**Next Steps**

Upon Mayor and Council approval, the Procurement Department will issue a purchase order to K. Neal International Trucks, Inc. as the authorized dealer through Navistar, Inc.

**Attachments**

Attachment 9.H.a: FY23 ProPatch replacement (PDF)
Fleet Replacement Schedule

The city’s Fleet Services Division continually monitors and maintains the city’s fleet to ensure maximum useful life. Staff review the fleet each year and recommend replacement for vehicles meeting specific age, mileage, meter hours, condition, and usefulness criteria. When possible, vehicles will be reassigned within or between departments in order to maximize full unit life under the replacement criteria. Factors such as serviceability and technological life are also taken into consideration when making recommendations for replacement. The Fleet Services Division is responsible for ensuring that vehicles acquired are equipped with available features intended to enhance safety for motorists, pedestrians, and bicyclists in accordance with the Vision Zero Action Plan.

The vehicles shown below are scheduled for replacement in FY 2023. The FY 2023 budget also includes funding to lease (in lieu of replacing) an additional 32 vehicles as part of the lease program that began in FY 2020.

<table>
<thead>
<tr>
<th>Fund</th>
<th>Dept</th>
<th>Unit</th>
<th>Est. Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>General R&amp;P</td>
<td>Aerial Bucket Truck</td>
<td>$136,000</td>
<td></td>
</tr>
<tr>
<td>General PW</td>
<td>Medium Duty Dump Truck</td>
<td>$81,000</td>
<td></td>
</tr>
<tr>
<td>General R&amp;P</td>
<td>Aerial Bucket Truck</td>
<td>$198,000</td>
<td></td>
</tr>
<tr>
<td>General PW</td>
<td>ProPatch Truck</td>
<td>$193,000</td>
<td></td>
</tr>
<tr>
<td>General PW</td>
<td>Gradall Truck</td>
<td>$365,000</td>
<td></td>
</tr>
<tr>
<td>General R&amp;P</td>
<td>Tow Behind Chipper</td>
<td>$62,000</td>
<td></td>
</tr>
<tr>
<td>General R&amp;P</td>
<td>9,000 lb tandem trailer</td>
<td>$5,000</td>
<td></td>
</tr>
<tr>
<td>General R&amp;P</td>
<td>9,000 lb tandem trailer</td>
<td>$5,000</td>
<td></td>
</tr>
<tr>
<td>General PW</td>
<td>Light-Duty Saltbox</td>
<td>$9,000</td>
<td></td>
</tr>
<tr>
<td>General PW</td>
<td>Heavy Duty Saltbox</td>
<td>$16,000</td>
<td></td>
</tr>
<tr>
<td>General PW</td>
<td>Heavy Duty Plow</td>
<td>$7,280</td>
<td></td>
</tr>
<tr>
<td>Sewer PW</td>
<td>VacCon</td>
<td>$521,000</td>
<td></td>
</tr>
<tr>
<td>Sewer PW</td>
<td>Heavy Duty Dump Truck with Plow/Spreader</td>
<td>$173,000</td>
<td></td>
</tr>
<tr>
<td>Sewer PW</td>
<td>Tandem Axel Dump Truck</td>
<td>$232,040</td>
<td></td>
</tr>
<tr>
<td>Water PW</td>
<td>Heavy Duty Dump Truck with Plow/Spreader</td>
<td>$173,000</td>
<td></td>
</tr>
<tr>
<td>Water PW</td>
<td>Utility Truck</td>
<td>$200,000</td>
<td></td>
</tr>
<tr>
<td>Water PW</td>
<td>Truck-Mounted Compressor</td>
<td>$20,000</td>
<td></td>
</tr>
<tr>
<td>Refuse PW</td>
<td>Rear Load Packer</td>
<td>$274,000</td>
<td></td>
</tr>
<tr>
<td>Refuse PW</td>
<td>Rear Load Packer</td>
<td>$274,000</td>
<td></td>
</tr>
<tr>
<td>Refuse PW</td>
<td>25-yard Automated Leafer</td>
<td>$210,000</td>
<td></td>
</tr>
</tbody>
</table>

**TOTAL for Planned Vehicle Purchases:** $3,154,320
Subject
Public Hearing on Community Needs: FY 2024 Community Development Block Grant Funding

Recommendation
1. Receive a brief staff presentation on the upcoming CDBG funding cycle and application process;
2. Conduct a public hearing on community needs; and
3. Hold the public record open until September 26, 2022.

Discussion
Each year, the City of Rockville receives federal Community Development Block Grant (CDBG) funds through a cooperative agreement with Montgomery County. CDBG funds must be used for housing and community development projects that primarily benefit low- and moderate-income persons or neighborhoods. It is anticipated that Rockville will receive approximately $263,000 in CDBG funding for federal Program Year 49, which is FY 2024 (July 1, 2023, to June 30, 2024).

For FY 2024, the CDBG program will be accepting applications online for the second year, having leveraged recently-purchased software for the Caregivers program. During FY 2020, the Mayor and Council approved funding for a grant application software for the Human Services Nonprofit Grant, based on a recommendation by the Caregiver Funding Task Force that was presented on July 15, 2020. The grant application software improves efficiency of the application and reporting processes for nonprofits, allows Grant Review Panels to review and score grant applications online, and helps staff provide improved communication and technical assistance to applicants. This year, the CDBG program accepted applications beginning in the Spring of 2022 with due dates set in the Fall, prior to the beginning of the contract period. An extended open application period will allow nonprofit organizations more flexibility with applications.

In recent years, the Mayor and Council has targeted funds to capital improvements and physical improvements (public or social services programming are not funded) and instituted a minimum grant amount of $15,000 for outside agencies. Unless otherwise directed, staff will continue this policy when reviewing funding applications.

The City has focused much of its CDBG allocation to rehabilitating different types of housing. For
example, for the FY 2023 funding application to the County, the Mayor and Council approved the following projects:

**Table 1. Proposed FY 2023 CDBG Fund Allocation**

<table>
<thead>
<tr>
<th>Agency</th>
<th>Scope</th>
<th>Funding Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Christian Church Facilities for the Aging Incorporated</td>
<td>Replace the carpeting at Bethany House Senior Apartments, a subsidized, independent living facility for low-income Seniors.</td>
<td>$97,925</td>
</tr>
<tr>
<td>Housing Unlimited</td>
<td>Housing Unlimited proposes repairs and maintenance at one of its affordable homes for residents in mental health recovery (108 Garcia Lane). Project includes bathroom renovations and the addition of storage space.</td>
<td>$17,800</td>
</tr>
<tr>
<td>Rockville Housing Enterprises (RHE)</td>
<td>RHE proposes to add submeters to 68 townhome units (1216-1327 First Street) at its public housing sites of the David Scull Courts community.</td>
<td>$47,275</td>
</tr>
<tr>
<td>City of Rockville</td>
<td>Assist eligible single-family homeowners with home repairs.</td>
<td>$100,000</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td><strong>$263,000</strong></td>
</tr>
</tbody>
</table>

The chart below shows CDBG allocations for the past five grant years, FY 2018 to FY 2023 (Federal Program Years 43 to 48).

**Chart 1. CDBG Allocation by Use – FY 2018 to FY 2023**

Source: City of Rockville, HCD, 2022

*Anticipated award amount
**Public Hearing**

This public hearing is a prerequisite to applying for CDBG funds. The purpose of the public hearing is to obtain public input on community needs and priorities. The applicants and their applications for CDBG funds should be focused on these community needs and priorities. The application period for external agencies began on May 1, 2022. Applications for funding are due to the City of Rockville on September 30, 2022.

After reviewing and scoring submitted applications, staff will recommend the use of the CDBG funds to the Mayor and Council for consideration and approval in November or December. The City’s funding application will reflect the Mayor and Council’s decisions and is due to Montgomery County by December 31, 2022, with funding becoming available in the fall of 2023.

**Community Needs**

Federal guidelines require that CDBG activities be responsive to community needs. The section below is a summary of Rockville’s population trends and housing needs.

**Demographic and Other Characteristics Affecting Housing Needs and Trends**

- Between 2020 and 2040, Rockville’s population is projected to increase from 67,139 residents\(^1\) to approximately 82,000 residents, who would be housed in approximately 10,000 new housing units.

Below is a graphic illustration of the City’s historic and projected population and household growth.

**Chart 2. Projected Population and Household Growth**

```
Sources: City of Rockville, PDS, 2018; U.S. Census (2015 Population Estimates and Intercensal Population Estimates) and and MWCOG (Round 9.0); U.S. Census Bureau. Historical Decennial Census.
```

- Rockville’s population is aging, resulting in a need for different types of senior housing for residents who want to remain in Rockville in retirement. Below is a graphic illustration of the City’s current and projected population by age cohort.

**Chart 3. Age Distribution**

Census data shows Rockville’s area median household income to be $111,797 in 2020.

2020 Census data shows that 6% of the City households live below the federal poverty line. Poverty levels differ for certain families. In 2020 10.2% of female-headed households lived below the federal poverty line, compared to 4.6% of families with children under 18 years.

Nearly 70% of the student body at one Rockville elementary school receives Free and Reduced Priced Meals (FARMS), indicating that there are neighborhoods with higher concentrations of low-income households.

Prior to the COVID-19 pandemic, Rockville anticipated that over 30,000 new jobs will be added between 2020 and 2040; most will be office jobs. There is uncertainty how the COVID-19 pandemic will impact job growth and office job culture.

The City is largely built out with respect to existing land use. Future housing development will occur through redevelopment of existing sites. This makes it very challenging to find available land within or immediately outside of Rockville City limits that would accommodate single-family development.

**Housing Characteristics**

- The Community Planning and Development Services “2021 Residential Units and Population Estimates” report shows that there were approximately 30,031 total housing units in 2021. This includes 15,534 single-family units, 11,697 multi-family or apartment units, and 2,800 units in assisted living facilities.

- Of the total housing units, 95.3% of the units are occupied in 2021.

---

2 Source: Montgomery County Public Schools, 2019-2020 academic year.
3 Sources include: The Community Planning and Development Services “2021 Residential Units and Population Estimates” Report, 2021, as defined in the 2040 Comprehensive Plan, U.S. Census Bureau, 2020 Census Redistricting Data (Public Law 94-171) and 2016-2020 American Community Survey 5-Year Estimates. NOTE: PDS report estimates a higher number of total units, and assumes a 15% vacancy in December 2021, while census data assumed a 93% vacancy in 2020. COVID-19 may have impacted census data trends.
• Of the occupied units, 59% are owner-occupied and 41% are renter-occupied in 2021.

• Approximately 2,500 units are affordable (existing housing stock with or without income restrictions) for moderate- or low-income households.

• Approximately half of the housing stock was built between 1950 and 1980, and nearly 43% of the stock was built between 1990 and the present.

• Of the renter households, 46.3% of renters spend more than 30% of household income on rent or mortgage payments. Of these rent overburdened households, 77% spend more than 35%.

• The City of Rockville has one of the highest average rents in the County. The average monthly rent in Rockville was $1,914 in 2020 compared to a Montgomery County average of $1,784.

• The median home value in 2020 was $540,100 compared to $491,700 for Montgomery County.

Housing Needs

• With Rockville’s high cost of housing, there is an ongoing need for more affordable and workforce housing. This is demonstrated by the percentage of households with housing cost burdens — households paying 30% or more of their gross income on mortgage/rent and utilities. Below is an illustration of percent of households who are cost-burdened by income levels. The chart shows that the majority of households with an income of less than $75,000 are burdened by housing costs.

Chart 4. Percent of Cost Burdened Households by Income Level

• There are currently about 785 rental units and approximately 437 homeownership units in the Moderately Priced Dwelling Unit (MPDU) program in the city.

• An aging population of homeowners on fixed incomes often cannot afford regular maintenance or to address emergency repairs in older single-family homes. About 2,200 households with members 65 and older are living in units that were constructed before 1980.
• Thirteen (13) households are currently on the waiting list for CDBG Single-Family Rehabilitation assistance; over the past three grant application cycles, the City has dedicated a larger portion of its CDBG funding to the program to address the needs on the waiting list than it did in prior years.

• Rockville has a high demand for low-income housing through Rockville Housing Enterprises (RHE), the City’s Public Housing Authority.

• RHE manages 81 public housing (David Scull and scattered site) units. They report that there are an average of 12 public housing turnovers per year.

• RHE manages 471 rentals vouchers, and households are on the waitlist for these subsidies.

**Federal Requirements**

Eligible CDBG activities are governed by federal regulations and requirements. Federal environmental review, federal labor standards (i.e., prevailing or Davis-Bacon wages) and compliance, lead-based paint regulations, and fair housing requirements may apply depending on the activity proposed. Staff will assist applicants in understanding which, if any, of these requirements will apply to the project.

**Mayor and Council History**

This is the first time in this funding cycle that this item has been brought before the Mayor and Council.

**Public Notification and Engagement**

The funding application and public hearing announcement was e-mailed to civic associations, homeowners associations, and community organizations, on May 16, 2022, and July 11, 2022. The funding application announcement was e-mailed to Nonprofit Montgomery and shared with their network of hundreds of local nonprofit organizations on August 25, 2022, and will continue being advertised throughout September. Public notice announcing the public hearings was published in the *Washington Post* on August 18 and 25, 2022. As requested by the Mayor and Council in previous years, the City hosted two Housing Providers Forums on July 13, 2022, and August 30, 2022, where housing providers were notified of the upcoming funding cycle and provided with information on application submission process and requirements.

**Next Steps**

Funding applications from housing providers are due to the City on September 30, 2022. Applications are reviewed and scored by a cross-departmental staff review committee, which makes funding recommendations to the Mayor and Council. Staff anticipates returning to the Mayor and Council in November with a recommendation. Staff anticipates submitting the grant application to the County in December following the Mayor and Council approval of the application.
Subject
Public Hearing and Possible Introduction of an Ordinance to Grant Street Closing and Abandonment Application, SCA2022-00109 for a 0.0027 Acre Portion of an Unnamed Roadway Adjacent to Twinbrook Quarter LLC

Recommendation
Staff recommends that the Mayor and Council conduct the public hearing for the street closing and abandonment application SCA2022-00109 for a 0.0027 Acre Portion of an Unnamed Roadway Adjacent to Twinbrook Quarter LLC. Staff also recommends introducing the ordinance approving the application.

Discussion
A Street Closing and Abandonment application (Attachment A) is seeking abandonment of 1,156 sf (0.02654 acres) of public right-of-way for a portion of the area of “Rockville Pike Right-of-Way Hereby Dedicated for Public Use” as shown on a plat entitled “Plat 1, Lot 1 and Parcel A, Block A, and Street Dedication of Halpine Road, Halpine Avenue, Chapman Avenue and Rockville Pike, Twinbrook Quarter” recorded as plat No. 25781 among the Land Records of Montgomery County, Maryland. (Attachment B)

The area proposed for abandonment is 10.07 feet of the current 41.79-foot-wide section between Rockville Pike (MD355) and the City “Rockville Pike Right-of-Way Hereby Dedicated for Public Use”. This right-of-way is an approximate 118 foot long and 10-foot-wide area adjacent to Rockville Pike, MD 355. This area will be used for the operation and maintenance of the traffic signal at the intersection of Rockville Pike (MD 355) and Festival Street, which will be owned by MDOT SHA.

This right-of-way was previously dedicated for public use by the Twinbrook Quarter for future public improvements along their frontage. Since this area is currently City of Rockville right-of-way, the application for the abandonment is submitted by the City, and requires authorization from the City Manager. The application is being filed primarily to help formalize and clarify ownership of the area in question. Since the City cannot transfer the right-of-way directly to MDOT SHA, the application requests that the land be transferred to MDOT SHA.
SHA, the land will first be abandoned by the City, then transferred by the developer to MDOT SHA.

Traffic and Transportation staff has coordinated with other staff members from different departments about the abandonment application, and staff agrees this area serves no use for the City and is necessary for the future public use of the traffic signal at the intersection of Rockville Pike (MD355) and Festival Street.

This agenda item will provide an introduction of the ordinance (Attachment C) and allow for the public hearing.

**Mayor and Council History**
The Mayor and Council authorized the City Manager to sign the abandonment application on July 18, 2022.

**Public Notification and Engagement**
Notification letters were sent to utility companies on July 19, 2022. Adjacent property owners and residents were notified of the public hearing on August 15, 2022, which was also advertised in the Washington Post on August 18 and August 25, 2022.

**Next Steps**
Possible adoption of the ordinance is scheduled for October 3rd, 2022.

**Attachments**
Attachment 11.a: Application for Street Closing and Abandonment (PDF)
Attachment 11.b: Street Dedication Release Legal Description and Plats SCA 2022-00109 (PDF)
Attachment 11.c: Twinbrook Quarter Approval Ordinance_8.30.22 (PDF)
Application for
Street Closing and Abandonment
This application must be filed in duplicate, with attachments, in the office of the City Clerk

City of Rockville
Department of Public Works

111 Maryland Avenue, Rockville, Maryland 20850
Phone: 240-314-8500 • Fax: 240-314-8539 • E-mail: transportationinquiry@rockville.md.gov • Web site: www.rockville.md.gov

A permanent street closing and abandonment releases the City's interest in public rights-of-way that do not currently serve, and are not expected to fulfill, a public use. This process is governed by Chapter 21, Article III of the Rockville City Code. Applications for an abandonment should include the full width of the subject right-of-way and extend from one public street to the next.

Once an application is accepted, City staff evaluates the current and expected use of the right-of-way and schedules a Mayor and Council public hearing. Upon completion of the hearing and subsequent comment period, staff makes a recommendation to Mayor and Council, who make the final decision regarding the outcome of this application.

As of July 1, 2011, filing fees for this application are:

1. Residential Application: $500
2. Non-Residential Application: $4,500

Applicant Information:

Applicant Name: City of Rockville
Address: 111 Maryland Avenue
Rockville, Maryland 20850
Phone: (h) _____-_______ (c) _____-_______ (w) _____-_______
Email Address: (h) ________________________________ (w) ________________________________

Subject Right-of-Way Description
Generally described by name and United States Post Office numbering or intersecting streets as follows:

A portion of the area of "Rockville Pike Right-of-Way Hereby Dedicated for Public Use" as shown on plat No. 25781 near 1592 Rockville Pike, Rockville MD 20852. It is located at the intersection of Rockville Pike (MD 355) and Festival Street.

STAFF USE ONLY

To be filled in by the Clerk:
Application # SCA
Filing Date
Hearing Date
Decision and Date
The undersigned hereby makes application with the Mayor and Council of Rockville, Maryland, for the permanent closing and abandonment of the public way described herein, and in support of such application supplies the following information:

(a) The name and address of the undersigned area as indicated on page 1.

(b) The public way which is the subject of this application is generally described by name and United States Post Office numbering or intersecting streets as indicated on page 1.

(c) The interest of the undersigned in such public way is as follows:

This public right-of-way was dedicated to the City as "Rockville Pike Right-of-Way Hereby Dedicated for Public Use" by plat No. 25871 recorded among the Land Records of Montgomery County, Maryland on August 9, 2021. The plat is attached as Exhibit B.

(d) The reasons for making such application are as follows:

A new traffic signal will be installed by Twinbrook Quarter LLC at the intersection of Rockville Pike (MD355) and Festival Street during the development of Phase 1 of Twinbrook Quarter. Plans have been approved and a permit has been issued by Maryland SHA for installation of this signal. In connection with this permit and work, SHA requires that the land described and shown in Exhibit A (1,156 sf) be conveyed to SHA by deed and plat, as additional right-of-way needed for the installation and operation of the new traffic signal.

Upon abandonment, the City's interest in the land described and shown in Exhibit A will revert to Twinbrook Quarter LLC. Twinbrook Quarter LLC will then convey that interest to Maryland SHA.

(e) A description by metes and bounds of the public way which is the subject of this application is as follows:

Please see attached Exhibit A.
(f) According to assessment records, all of the owners of real property immediately adjacent to the public way, which is the subject of this application, are as follows:

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Twinbrook Quarter Lot 24 LLC</td>
<td>7501 Wisconsin Ave, Suite 1500E, Bethesda, MD 20814</td>
</tr>
<tr>
<td>2. City of Rockville</td>
<td>111 Maryland Ave., Rockville, MD 20850</td>
</tr>
<tr>
<td>3. Maryland DOT SHA</td>
<td>707 North Calvert Street, Baltimore, MD 21202-3601</td>
</tr>
</tbody>
</table>

By virtue of the foregoing, this application is submitted.

Signature of Applicant

Subscribed and sworn to before me this 19th day of September, 2023.

Laura Taylor Creech
NOTARY PUBLIC
MONTGOMERY COUNTY
MARYLAND
MY COMMISSION EXPIRES 5-13-2024

Notary Public

My Commission Expires 5-13-2024
Application Checklist:

☒ Complete Application

☐ Filing Fee Fee Waived (City as the applicant)

☒ Contact information for applicant

☒ Addresses and names of all abutting property owners

☒ Narrative stating the reason for the request

Survey information (3 copies each):

☒ (a) Metes and Bounds Legal Description
   - Certified correct and sealed by a Professional Land Surveyor, licensed in the State of Maryland

☒ (b) Exhibit Including the following information:
   - Certified correct and sealed by a Professional Land Surveyor, licensed in the State of Maryland
   - Area of subject right-of-way in square feet and acreage
   - All proposed or previously dedicated street names and right-of-way widths
   - Printed at an appropriate scale on one of the following: 8.5"x11", 11"x14", 11"x17"
   - Adjacent property owner information including street addresses
   - Curve and line data
   - All private and encroachments within the right-of-way

Comments on Submittal: (For Staff Use Only)

Rockville received the land donation form Twinbrook Quarter LLC. One piece of the land is for the traffic signal improvement at the intersection of Rockville Pike (MD 355) & Festival Street, which will be owned and maintained by the State Highway Administration of Maryland later. The city cannot transfer the land to SHA directly. The piece described as attached exhibit A have to be abandoned by the city first and then the developer will deed it back to SHA.
Attachment 11.a: Application for Street Closing and Abandonment (4166: Public Hearing and Possible...
The undersigned hereby makes application with the Mayor and Council of Rockville, Maryland, for the permanent closing and abandonment of the public way described herein, and in support of such application supplies the following information:

(a) The name and address of the undersigned as indicated on page 1.

(b) The public way which is the subject of this application is generally described by name and United States Post Office numbering or intersecting streets as indicated on page 1.

(c) The interest of the undersigned in such public way is as follows:

This public right-of-way was dedicated to the City as "Rockville Pike Right-of-Way Hereby Dedicated for Public Use" by plat No. 25871 recorded among the Land Records of Montgomery County, Maryland on August 9, 2021. The plat is attached as Exhibit B.

(d) The reasons for making such application are as follows:

A new traffic signal will be installed by Twinbrook Quarter LLC at the intersection of Rockville Pike (MD355) and Festival Street during the development of Phase 1 of Twinbrook Quarter. Plans have been approved and a permit has been issued by Maryland SHA for installation of this signal. In connection with this permit and work, SHA requires that the land described and shown in Exhibit A (1,156 sf) be conveyed to SHA by deed and plat, as additional right-of-way needed for the installation and operation of the new traffic signal.

Upon abandonment, the City's interest in the land described and shown in Exhibit A will revert to Twinbrook Quarter LLC. Twinbrook Quarter LLC will then convey that interest to Maryland SHA.

(e) A description by metes and bounds of the public way which is the subject of this application is as follows:

Please see attached Exhibit A.
(f) According to assessment records, all of the owners of real property immediately adjacent to the public way, which is the subject of this application, are as follows:

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Twinbrook QuarterLot 24 LLC</td>
<td>7501 Wisconsin Ave, Suite 1500E, Bethesda, MD 20814</td>
</tr>
<tr>
<td>City of Rockville</td>
<td>111 Maryland Ave., Rockville, MD 20850</td>
</tr>
<tr>
<td>Maryland DOT SHA</td>
<td>707 North Calvert Street, Baltimore, MD 21202-3601</td>
</tr>
</tbody>
</table>

Signature of Applicant

Subscribed and sworn to before me this 1st day of September, 2022.

Laura Taylor Creech
NOTARY PUBLIC
MONTGOMERY COUNTY
MARYLAND
MY COMMISSION EXPIRES 5-13-2024

Notary Public

My Commission Expires 5/13/2024
Application Checklist:

☑ Complete Application

☑ Filing Fee: Fee Waived (City as the applicant)

☑ Contact Information for Applicant

☑ Addresses and names of all abutting property owners

☑ Narrative stating the reason for the request

Survey Information (3 copies each):

☑ (a) Metes and Bounds Legal Description
  - Certified correct and sealed by a Professional Land Surveyor, licensed in the State of Maryland

☑ (b) Exhibit including the following Information:
  - Certified correct and sealed by a Professional Land Surveyor, licensed in the State of Maryland
  - Area of subject right-of-way in square feet and acreage
  - All proposed or previously dedicated street names and right-of-way widths
  - Printed at an appropriate scale on one of the following: 8.5"x11", 11"x14", 11"x17"
  - Adjacent property owner information including street addresses
  - Curve and line data
  - All private and encroachments within the right-of-way

Comments on Submittal (For Staff Use Only)

improvement at the intersection of Rockville Pike (MD 355) & Festival Street, which will be owned and maintained by the

State Highway Administration of Maryland later. The city cannot transfer the land to SHA directly. The area described as

attached exhibit A have to be abandoned by the city first and then the developer will deed it back to SHA.
Subject
Application Signature Authorization for Street Closing and Abandonment Application SCA2022-00109 for a 0.0027 Acre Portion of an Unnamed Roadway Adjacent to Twinbrook Quarter LLC

Recommendation
Staff recommends that the Mayor and Council authorize the City Manager to sign and file the street closing and abandonment application SCA2022-00109 for a 0.0027 Acre Portion of an Unnamed Roadway Adjacent to Twinbrook Quarter LLC.

Discussion
A Street Closing and Abandonment application (Attachment A) is seeking abandonment of 156 sf (0.0027 acres) of public right-of-way for a portion of the area of “Rockville Pike Right-of-Way Hereby Dedicated for Public Use” as shown on a plat entitled “Plat 1, Lot 2 and Parcel A, Block A, and Street Dedication of Halpine Road, Halpine Avenue, Chapman Avenue and Rockville Pike, Twinbrook Quarter” recorded as plat No. 25781 among the Land Records of Montgomery County, Maryland. (Attachment B)

The area proposed for abandonment is 10.07 feet of the current 41.79-foot-wide section between Rockville Pike (MD 355) and the City “Rockville Pike Right-of-Way Hereby Dedicated for Public Use”. This right-of-way is improved with an approximate 108 foot long and 10-foot-wide area adjacent to Rockville Pike, MD 355. This area will be used for the operation and maintenance of the traffic signal at the intersection of Rockville Pike (MD 355) and Festival Street, which will be owned by MDOT SHA.

This right-of-way was previously dedicated for public use by the Twinbrook Quarter for future public improvements along their frontage. Since this area is currently City of Rockville right-of-way, the application for the abandonment is submitted by the City, and requires authorization from the City Manager. The application being filed primarily to help formalize and clarify ownership of the area in question. Since the City cannot transfer the right-of-way directly to MDOT SHA, the land will first be abandoned by the City, then transferred by the developer to MDOT SHA.
Traffic and Transportation staff has coordinated with other staff members from different departments about the abandonment application, and staff agrees this area serves no use for the City and is necessary for the future public use of the traffic signal at the intersection of Rockville Pike (MD355) & Festival Street.

**Mayor and Council History**
This is the first time this item has been brought before the Mayor and Council.

**Public Notification and Engagement**
Notification letters will be sent to utility companies when the application is signed. Adjacent property owners and residents will be notified of the public hearing, which will also be advertised in the Washington Post.

**Next Steps**
A public hearing on the application is scheduled to be held at the Mayor and Council meeting on September 12, 2022.

**Attachments**
- Attachment 7.C.a: Application for Street Closing and Abandonment- SCA2022-00109 (PDF)
- Attachment 7.C.b: Street Dedication Release Legal Description and Plats SCA 2022-00109 (PDF)

[Signature]
Rob D'Agostino, City Manager 7/13/2022
DESCRIPTION OF
A PORTION OF THE AREA OF
ROCKVILLE PIKE RIGHT-OF-WAY
HEREBY DEDICATED FOR PUBLIC USE
AND SHOWN ON
PLAT NO. 25781
4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Being a portion of the area of "Rockville Pike Right-of-Way Hereby Dedicated for Public Use" and shown on a plat entitled "Plat 1, Lot 1 and Parcel A, Block A, and Street Dedication of Halpine Road, Halpine Avenue, Chapman Avenue and Rockville Pike, Twinbrook Quarter" recorded as Plat No. 25781 among the Land Records of Montgomery County, Maryland, and being more particularly described in the datum of Maryland State Grid North (NAD83/91) as follows:

Beginning for the same at a point marking the southwesterly end of the North 57° 40' 17" East, 41.79 foot plat line of said Rockville Pike Right-of-Way, said point also located on the northeasterly line of Rockville Pike, Route 355, width varies, as shown on State Road Commission Plat Nos. 12969 and 17856, and also located on the southwesterly line of Part of Lot 24, Block A, The Pike, recorded as Plat No. 19548 among the aforesaid Land Records; thence leaving said northeasterly line of Rockville Pike, Route 355, and running with a portion of said common plat line of said Part of Lot 24, Block A, The Pike

1. North 57° 40' 17" East, 10.07 feet to a point; thence leaving said common plat line of said Part of Lot 24, Block A, The Pike, and running so as to cross and include a portion of said area of Rockville Pike Right-of-Way, the following two (2) courses and distances

2. South 32° 39' 46" East, 107.85 feet to a point; thence

3. South 11° 03' 15" West, 14.68 feet to a point on the aforesaid northeasterly line of Rockville Pike, Route 355; thence running with a portion of said northeasterly line of Rockville Pike, Route 355

4. 118.53 feet along the arc of a non-tangent curve to the right, having a radius of 11,399.16 feet and a chord bearing and distance of North 32° 37' 36" West, 118.53 feet to the point of beginning, containing 1,156 square feet or 0.02654 acres of land.

The undersigned hereby states that the metes and bounds description hereon was prepared by myself or under my direct supervision and that it complies with the Minimum Standards of Practice for Metes and Bounds Descriptions as established in Title 9, Subtitle 13, Chapter 6, Section .08 and .12 of the Code of Maryland Regulations (COMAR) as enacted and amended.

Christopher S. Adams, LS
Professional Land Surveyor
Maryland No. 21569
License Expires: June 29, 2022

Our Site Set on the Future.
DESCRIPTION OF
A PORTION OF THE AREA OF
ROCKVILLE PIKE RIGHT-OF-WAY
HEREBY DEDICATED FOR PUBLIC USE
AND SHOWN ON
PLAT NO. 25781
4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Being a portion of the area of “Rockville Pike Right-Of-Way Hereby Dedicated for Public Use” and shown on a plat entitled “Plat 1, Lot 1 and Parcel A, Block A, and Street Dedication of Halpine Road, Halpine Avenue, Chapman Avenue and Rockville Pike, Twinbrook Quarter” recorded as Plat No. 25781 among the Land Records of Montgomery County, Maryland, and being more particularly described in the datum of Maryland State Grid North (NAD83/91) as follows:

Beginning for the same at a point marking the southwesterly end of the North 57° 40’ 17” East, 41.79 foot plat line of said Rockville Pike Right-of-Way, said point also located on the northeasterly line of Rockville Pike, Route 355, width varies, as shown on State Road Commission Plat Nos. 12969 and 17856, and also located on the southwesterly line of Part of Lot 24, Block A, The Pike, recorded as Plat No. 19548 among the aforesaid Land Records; thence leaving said northeasterly line of Rockville Pike, Route 355, and running with a portion of said common plat line of said Part of Lot 24, Block A, The Pike

1. North 57° 40’ 17” East, 10.07 feet to a point; thence leaving said common plat line of said Part of Lot 24, Block A, The Pike, and running so as to cross and include a portion of said area of Rockville Pike Right-of-Way, the following two (2) courses and distances

2. South 32° 39’ 46” East, 107.85 feet to a point; thence

3. South 11° 03’ 15” West, 14.68 feet to a point on the aforesaid northeasterly line of Rockville Pike, Route 355; thence running with a portion of said northeasterly line of Rockville Pike, Route 355

4. 118.53 feet along the arc of a non-tangent curve to the right, having a radius of 11,399.16 feet and a chord bearing and distance of North 32° 37’ 36” West, 118.53 feet to the point of beginning, containing 1,156 square feet or 0.02654 acres of land.

The undersigned hereby states that the metes and bounds description hereon was prepared by myself or under my direct supervision and that it complies with the Minimum Standards of Practice for Metes and Bounds Descriptions as established in Title 9, Subtitle 13, Chapter 6, Section .08 and .12 of the Code of Maryland Regulations (COMAR) as enacted and amended.

Date

Christopher S. Adams, LS
Professional Land Surveyor
Maryland No. 21569
License Expires: June 29, 2022
SKETCH SHOWING A PORTION OF THE AREA OF ROCKVILLE PIKE
RIGHT-OF-WAY HEREBY DEDICATED FOR PUBLIC USE
PLAT NO. 25781
4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 50'  DATE: MAY 2022

CHRISTOPHER S. ADAMS
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21569
LIC. EXPIRES: JUNE 29, 20

[Diagram of ROCKVILLE PIKE RIGHT-OF-WAY]
ORDINANCE: To grant Street Closing and Abandonment Application SCA2022-00109, Mayor and Council of Rockville, Applicant

WHEREAS, the Mayor and Council of Rockville (hereinafter “Mayor and Council”) filed Street Closing and Abandonment Application No. SCA2022-00109, requesting that a section of unimproved right of way described as a portion of the area of Rockville Pike Right-of-Way dedicated for public use and shown on Plat No. 25781, attached hereto as Attachment B, containing 1,156 square feet of land, more or less, lying in the Fourth Election District, Montgomery County, Maryland, and more particularly described and shown on Attachment A to this Ordinance, be permanently closed and abandoned pursuant to the provisions of Chapter 21, Article V, Division 2 entitled "Permanent Closing and Abandonment," of the Rockville City Code; and

WHEREAS, the Mayor and Council gave notice that a public hearing on said application would be held by the Mayor and Council both virtually and in the Mayor and Council Chambers at Rockville City Hall on September 12, 2022, at 7:00 p.m., or as soon thereafter as it may be heard, which notice was published not less than ten days prior to the time of such hearing in a newspaper of general circulation in the City of Rockville; and

WHEREAS, all owners, according to the assessment records, of real property immediately adjacent to the public right-of-way that is the subject of the aforesaid application, including the Mayor and Council, the Maryland State Highway Administration, and Twinbrook Quarter Lot 24, LLC, and all public utility companies authorized by the State to operate within the City of Rockville, were duly notified by certified mail that said application had been filed
Ordinance No. ____-2-

and that a public hearing thereon would be held as specified in the public advertisement of the Mayor and Council; and

WHEREAS, on September 12, 2022, said application came on for hearing at the time and place provided in said advertisement; and

WHEREAS, based upon the testimony presented and other evidence of record in the proceedings, the Mayor and Council determined that there is no public need for the subject right-of-way and the granting of the application would not adversely affect the health, safety, security and best interests of the community of the City of Rockville.

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

1. That Street Closing and Abandonment Application No. SCA2022-00109, for the closing and abandonment of a section of unimproved right-of-way described as a portion of the area of Rockville Pike Right-of-Way dedicated for public use and shown on Plat No. 25781, containing 1,156 square feet of land, more or less, lying in the Fourth Election District, Montgomery County, Maryland, and more particularly described and shown on Attachment A to this Ordinance, be and the same is hereby granted.

2. That this Ordinance shall become automatically effective upon the recordation of this Ordinance in the Land Records for Montgomery County, Maryland by the City Attorney's Office.

**********
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 September 12, 2022.

Sara Taylor-Ferrell, City Clerk/Director of Council Operations
DESCRIPTION OF A PORTION OF THE AREA OF
ROCKVILLE PIKE RIGHT-OF-WAY
HEREBY DEDICATED FOR PUBLIC USE
AND SHOWN ON
PLAT NO. 25781
4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Being a portion of the area of “Rockville Pike Right-of-Way Hereby Dedicated for Public Use” and shown on a plat entitled "Plat 1, Lot 1 and Parcel A, Block A, and Street Dedication of Halpine Road, Halpine Avenue, Chapman Avenue and Rockville Pike, Twinbrook Quarter" recorded as Plat No. 25781 among the Land Records of Montgomery County, Maryland, and being more particularly described in the datum of Maryland State Grid North (NAD83/91) as follows:

Beginning for the same at a point marking the southwesterly end of the North 57° 40' 17" East, 41.79 foot plat line of said Rockville Pike Right-of-Way, said point also located on the northeasterly line of Rockville Pike, Route 355, width varies, as shown on State Road Commission Plat Nos. 12969 and 17856, and also located on the southwesterly line of Part of Lot 24, Block A, The Pike, recorded as Plat No. 19548 among the aforesaid Land Records; thence leaving said northeasterly line of Rockville Pike, Route 355, and running with a portion of said common plat line of said Part of Lot 24, Block A, The Pike

1. North 57° 40' 17" East, 10.07 feet to a point; thence leaving said common plat line of said Part of Lot 24, Block A, The Pike, and running so as to cross and include a portion of said area of Rockville Pike Right-of-Way, the following two (2) courses and distances

2. South 32° 39' 46" East, 107.85 feet to a point; thence

3. South 11° 03' 15" West, 14.68 feet to a point on the aforesaid northeasterly line of Rockville Pike, Route 355; thence running with a portion of said northeasterly line of Rockville Pike, Route 355

4. 118.53 feet along the arc of a non-tangent curve to the right, having a radius of 11,399.16 feet and a chord bearing and distance of North 32° 37' 36" West, 118.53 feet to the point of beginning, containing 1,156 square feet or 0.02654 acres of land.

The undersigned hereby states that the metes and bounds description hereon was prepared by myself or under my direct supervision and that it complies with the Minimum Standards of Practice for Metes and Bounds Descriptions as established in Title 9, Subtitle 13, Chapter 6, Section .08 and .12 of the Code of Maryland Regulations (COMAR) as enacted and amended.

05/22/22
Date

Christopher S. Adams, LS
Professional Land Surveyor
Maryland No. 21569
License Expires: June 29, 2022
### PLAT NO. 25781

**AREA TABULATION**

<table>
<thead>
<tr>
<th>_lot_1</th>
<th>BLOCK A</th>
<th>TWINBROOK STATION</th>
<th>PLAT NO. 25781</th>
</tr>
</thead>
</table>

**LEGEND:**

**SOIL Map**

**SURVEYOR’S CERTIFICATE**

**NOTES:**

### EASEMENT ABANDONMENT TABLE

<table>
<thead>
<tr>
<th>No.</th>
<th>Radius</th>
<th>Length</th>
<th>Tintament</th>
<th>Chord Bearing</th>
<th>Delta</th>
<th>Length of Line</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>45.00</td>
<td>82.87</td>
<td>45.00</td>
<td>5.1119</td>
<td>10.70</td>
<td>91.50</td>
</tr>
<tr>
<td>2</td>
<td>36.00</td>
<td>59.53</td>
<td>36.00</td>
<td>5.0579</td>
<td>10.70</td>
<td>66.73</td>
</tr>
<tr>
<td>3</td>
<td>27.00</td>
<td>46.24</td>
<td>27.00</td>
<td>5.0020</td>
<td>10.70</td>
<td>52.74</td>
</tr>
<tr>
<td>4</td>
<td>18.00</td>
<td>32.94</td>
<td>18.00</td>
<td>4.9450</td>
<td>10.70</td>
<td>39.64</td>
</tr>
<tr>
<td>5</td>
<td>9.001</td>
<td>19.82</td>
<td>9.001</td>
<td>4.8870</td>
<td>10.70</td>
<td>27.62</td>
</tr>
<tr>
<td>7</td>
<td>2.251</td>
<td>9.455</td>
<td>2.251</td>
<td>4.7710</td>
<td>10.70</td>
<td>8.62</td>
</tr>
<tr>
<td>8</td>
<td>1.125</td>
<td>4.723</td>
<td>1.125</td>
<td>4.7130</td>
<td>10.70</td>
<td>4.51</td>
</tr>
</tbody>
</table>

**SUBDIVISION PLAT**

**LOT 1**

LOT 1 AND PARCEL A, BLOCK A AND STREET
DEED IN AND DECLARATION OF HALPINE ROAD, HALPINE AVENUE, CHAPMAN AVENUE AND ROCKVILLE PIKE

**TWINBROOK QUARTER**

THE CITY OF ROCKVILLE PLANNING COMMISSION

APPROVED

APPROVED BY MARCH 29, 2021

THE CITY OF ROCKVILLE PLANNING COMMISSION

APPROVED

APPROVED BY MARCH 29, 2021

**SCALE 1" = 100'**

**DATE: JULY 27, 2021**

**PACKET PG. 264**
Subject
Public Hearing on a Project Plan Application (PJT2022-00014) to Amend the Twinbrook Commons Planned Development, to Allow 437 Multi-Family Units and 5,870 Square Feet of Retail/Restaurant, Located on a Portion of 1700 Chapman Avenue, and 1800 and 1818 Chapman Avenue; Washington Metropolitan Area Transit Authority (WMATA) and Hines, Applicants

Recommendation
Staff recommends that the Mayor and Council conduct the public hearing.

Overview
Case: Project Plan PJT2022-00014 – Twinbrook Commons

Location: 1800 and 1818 Chapman Avenue and a portion of 1700 Chapman Avenue

Staff: Nelson Ortiz, Principal Planner
Community Planning and Development Services
240.314.8227
nortiz@rockvillemd.gov

Applicants: Washington Metropolitan Area Transit Authority (“WMATA”) and Hines

Filing Date: November 17, 2021

Public Hearing Date: September 12, 2022

Executive Summary
Washington Metropolitan Area Transit Authority (WMATA) and Hines (the “Applicants”) propose a project that includes a mixed-use building, a partially relocated bus loop, as well as a change of use to area designated as “transit facilities and open space,” at 1800 and 1818 Chapman Avenue.
Chapman Avenue and a portion of 1700 Chapman Avenue. To allow this project as proposed, an amendment to the Twinbrook Commons Planned Development (“PD”) is required pursuant to Section 25.14.07 of the Zoning Ordinance. The PD was initially approved by the Mayor and Council by Resolution Number 9-05 and, under that approval, the concept plan authorized a one-story non-residential building, a 13-story office building, and a six-to-nine-level structured parking garage on the site of the proposed amendment.

Per Section 25.14.17, PD amendments require the filing of a Project Plan amendment application. The Mayor and Council and Planning Commission were previously briefed on this project plan application. The Planning Commission considered the request on July 27, 2022 and recommended approval, subject to conditions, to the Mayor and Council. Should Mayor and Council ultimately approve the amendment to the PD and Project Plan, the entitlements process will continue with the Level 2 Site Plan which is reviewed and acted upon by the Planning Commission.

**Project Description**

The proposed project plan area, outlined in red below, contains a portion of the larger PD area (designated with the gray dashed line). The property within the PD is owned by WMATA. The Project Plan also includes 1800 and 1818 Chapman Avenue, which are identified with red hatching and labeled “Private ownership lot” in the exhibit below. This private portion was included in the project plan application in order to allow evaluation of the entire proposed development since the City will be tasked with making a determination on whether the proposal meets the adequate public facilities standards and other requirements as part of the project plan process.
The proposed project plan includes an area designated for transit facilities/open space. No designs or concept plan for this area is part of the project plan proposal. More information on the public park/plaza can be found in the Comprehensive Plan section of this report.

The portion of the PD within the project plan is approximately 3.88 acres and is a component of the larger 26.49-acre Twinbrook Commons development. It is zoned PD-TC (Planned Development – Twinbrook Commons), with the assigned equivalent zone of MXTD (Mixed-Use Transit District). It is located to the northeast of the Chapman Avenue and Thompson Avenue intersection. To the site’s immediate east and north are WMATA’s Twinbrook Metro Station facilities, to the south (across Thompson Avenue) is the Escher mixed-use development, and to the west of the site (across Chapman Avenue) is the Galvan at Twinbrook mixed-use development. The site is located west of the Twinbrook Metro Station entrance and rail line, on the western edge of the Twinbrook Commons Planned Development.

If the PD amendment is approved, Hines will then assemble 1800 and 1818 Chapman Avenue (Private Ownership Lots) together with a portion of the amendment area to construct a mixed-use building. The building is proposed on an approximately 2.24-acre portion of the project plan.
area. The building will rise 120 feet and feature 437 multi-family residential units (including 15% moderately priced dwelling units), a 5,075 SF ground floor retail space, a residential amenity space, a 437-space parking garage, and a 7,800 SF green roof/courtyard on the building’s third level. The building will be sited along, or close to the property lines, except where set back a few feet to allow building articulation for visual interest along the streetscape and façade. A new access point into the existing bus loop operated by WMATA and serving the Twinbrook Metro Station will be constructed east of the building from Thompson Avenue. There are no proposed improvements or changes currently on the remaining portion of the project plan area. This area will only be re-classified to “Transit Facilities and Open Space” to reflect the improvements that currently exist.

The adequate public facilities approvals for the PD have expired. The proposed Project Plan will require a finding of adequate public facilities for the portion of the PD within the project plan area only.

**Site Description**

| Location: | 1800 and 1818 Chapman and a portion of 1700 Chapman Avenue |
| Planning Area: | Planning Area 9 – Rockville Pike |
| Land Use Designation: | OCRM - Office, Commercial and Residential Mix |
| Zoning District: | PD-TC (Planned Development – Twinbrook Commons) and MXTD (Mixed-Use Transit District) |
| Existing Use: | Two vacant commercial buildings |
| Proposed Use: | 437 multi-family units and 5,075 SF of retail/restaurant space |
| Site Area: | 175,627 square feet (4.03 acres) |
| Building Height: | Up to 120 feet |

**Surrounding Land Use and Zoning**

<table>
<thead>
<tr>
<th>Location</th>
<th>Zoning</th>
<th>Planned Land Use</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>PD – TC (Planned Development –)</td>
<td>OCRM - Office, Commercial and</td>
<td>WMATA Twinbrook Metro Station and Transit Facilities</td>
</tr>
</tbody>
</table>
## Previous Related Actions

The northern most portion of the 1700 Chapman Ave property is part of WMATA’s Twinbrook Metro and has been improved for transit facilities. It includes a kiss-and-ride, bus loop, and bus bays. A stormwater management pond is located adjacent to Thompson Avenue and the Metro rail line. This portion is owned by WMATA and is subject to a preliminary development plan approved by the Mayor and Council on April 4, 2005. That preliminary development plan contemplates construction of a one-story non-residential building, a 13-story office building, and a six-to-nine-level structured parking garage on this portion of the site. For any future development within the remainder of the PD to move forward, a new project plan will need to be submitted and an updated finding of adequate public facilities will be required.

## Project Analysis

### Comprehensive Plan

The City of Rockville’s Comprehensive Plan, Rockville 2040 ("the 2040 Plan") [https://www.rockvillemd.gov/200/Comprehensive-Plans](https://www.rockvillemd.gov/200/Comprehensive-Plans), includes goals, policies, and actions that support development of this nature near transit assets and specifically near the Twinbrook Metro Station.

- The Plan’s Goal 3 (p. 27) of the Land Use Element is to “Integrate land use and transportation planning to maximize the value of Rockville’s transportation assets.”
- Policy 10, which is within Goal 3, is to “Enhance Rockville Pike’s market position as a premier shopping area, supported by residential uses, and plan for additional growth near the Twinbrook Metro Station.”
- Action 10.1, which implements policy 10, is “Continue to develop the Twinbrook Metro Station area and south Rockville Pike as a major activity and growth center.”
- The Land Use designation for these properties reflects these Plan provisions, and is OCRM (Office, Commercial, and Residential mix), as shown on p. 33 of the Plan.
The proposal also falls within the 2016 Rockville Pike Neighborhood Plan (“2016 Pike Plan”), which can be found at https://www.rockvillemd.gov/201/Neighborhood-Plans. The Pike Plan acknowledges the Planned Development for the WMATA-owned property. It also sets policy for the “Core” area where this proposed development would take place (see the map at p. 4-22 of the Pike Plan).

- On p. 26, the Pike Plan states that “Taller buildings are acceptable in the Core, close to the Twinbrook Metro Station where strong potential exists for creating the type, intensity and mix of uses that serve and promote transit.”

**Public Park**
Both plans also call for the creation of at least one publicly-accessible park in this area. Action 10.3 (p. 32) of the 2040 Plan states “Plan for new park amenities and other infrastructure to support the population increases in the Twinbrook Metro Station area.” The Planning Area 9 section provides a brief discussion as Project 3 (p. 352), which states:

- “A future public park is recommended in the general location where a green asterisk is placed alongside this project label on the Land Use Policy Map of Figure 66 (p. 351). The asterisk indicates the City’s intention to establish a public park in this vicinity, either by means of land dedication as part of a development project, purchase, land swap, or some other method, to serve existing residents, as well as expected population and employment growth in the south Rockville Pike area.”

- P. 4-36 of the Pike Plan also establishes a policy to “Provide Parks” and provides a discussion on this topic on pages 4-36 and 4-37. Page 4-37 includes the statement “A goal of this plan is for there to be at least one park on each side of the Pike in the South...”

There are currently no parks in this area, and the need for parks will only continue to grow as redevelopment occurs and the number of people living and working in the Rockville Pike corridor and Twinbrook Metro Station area increases. WMATA and the City staff have met several times to explore preliminary concepts for a park/plaza at the entrance to the Twinbrook metro station. WMATA staff is requesting that the City consider a memorandum of understanding for the future use and area of the proposed park/plaza. Staff understands that the Mayor and Council must be involved to provide direction on the future use and area for the park. At this point, more information is needed from WMATA staff to have something to bring before the Mayor and Council to present prior to the end of this calendar year.

If the project plan application/PD amendment is approved, this approximately 2.68-acre area will be classified for transit facilities and open space. During the pre-application meeting process, City staff worked closely together with Hines to incorporate the public use space for the project just across the bus loop from the proposed park/plaza, with the intention that this public use space will complement the future park/plaza.
Parking Compliance

Section 25.16.03.d of the Zoning Ordinance provides the minimum number of vehicle parking spaces required for each land use. However, per Section 25.16.03.f (Maximum parking limits), the parking standards from 25.16.03.d serve as parking maximums in areas zoned MXTD to limit excessive off-street parking and encourage parking reductions. Based on the above, the proposed development is subject to the following parking requirements, which also serve as parking maximums:

<table>
<thead>
<tr>
<th>Use</th>
<th>Unit of Measure</th>
<th># of Spaces Per Unit/Area</th>
<th>Development Proposal Units/Area</th>
<th>Maximum # of Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apartments</td>
<td>Studio</td>
<td>1</td>
<td>48</td>
<td>48</td>
</tr>
<tr>
<td>One Bedroom</td>
<td></td>
<td>1</td>
<td>217</td>
<td>217</td>
</tr>
<tr>
<td>Two Bedroom</td>
<td></td>
<td>1.5</td>
<td>157</td>
<td>235.5</td>
</tr>
<tr>
<td>Three Bedroom</td>
<td></td>
<td>1.5</td>
<td>15</td>
<td>22.5</td>
</tr>
<tr>
<td>Restaurant (in multi-tenant building)</td>
<td>Per 50 SF of patron use area</td>
<td>1</td>
<td>3045</td>
<td>61</td>
</tr>
<tr>
<td></td>
<td>Per 80 SF of outdoor area</td>
<td>1</td>
<td>750</td>
<td>10</td>
</tr>
<tr>
<td></td>
<td>Per 2 employees</td>
<td>1</td>
<td>5075</td>
<td>6</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td><strong>600</strong></td>
<td></td>
</tr>
</tbody>
</table>

Based on the development proposal, a total of 600 parking spaces are required for this Project. The Applicant seeks a waiver pursuant to Section 15.16.03.h (Flexible Parking Standards) of the Zoning Ordinance to reduce the total parking requirement from 600 to 437 parking spaces, an approximately 28% reduction. Flexible parking standards authorizes the Mayor and Council, as Approving Authority for a Project Plan application for a site located within the MXTD Zone, to approve a reduced number of parking spaces for uses in the building to be constructed, provided that certain requirements in the code section are met.

(a) A major point of pedestrian access to such building or buildings is within seven-tenths of a mile (3,696 feet) walking distance of a transit station entrance shown on the Washington Metropolitan Area Transit Authority Adopted Regional Rail Transit System;

All major points of pedestrian entry into this building are significantly less than 3,696 feet of walking distance from the Twinbrook Metro Station. The portion of 1700 Chapman Avenue is owned by WMATA and is directly adjacent to the Twinbrook Metro Station and Metro line. The major point of pedestrian access into the proposed mixed-use building is from the corner of Chapman Avenue and Bouic Avenue, where a residential lobby and resident entrance are proposed. This access point into the building is approximately 350 feet from the station entrance. A second point of access is located at the eastern end of a row of residential units fronting Bouic Avenue and walkout to a pedestrian walkway. This entrance is approximately 250 feet from the station entrance. Finally, retail/restaurant space is
proposed along the building’s Chapman Avenue frontage. This space is located approximately 600 feet from the station entrance.

Parking reductions are encouraged in MXTD zoned areas since residents of multi-family developments often choose to live near metro stations for its convenience and accessibility. Less vehicular trips are generally required when living or working near a metro station. Parking waivers have been granted previously to other nearby mixed-use/multi-family developments. Twinbrook Quarter, located at the corner of Rockville Pike and Halpine Road, was granted a 43% parking reduction. A total of 6,546 parking spaces were required and the requirement was reduced to 3,732 parking spaces. The Galvan, located at the corner of Rockville Pike and Bouic Avenue, was granted a 45% parking waiver. A total of 1,146 parking spaces were required and 634 were provided. The parking reductions sought by the Applicant are less than those that were granted at these two nearby mixed-use developments. Furthermore, all entry points into the proposed building are located significantly closer than the entry points of The Galvan building and Twinbrook Quarter buildings.

(b) There are three (3) or more bus routes in the immediate vicinity of the building or buildings;

The proposed development is conveniently located steps away from the Twinbrook Metro Station, a major transportation facility that is regularly served by buses and effectively provides connection to the greater region. Montgomery County RideOn has four bus routes that serve the station, while Metrobus has one route.

(c) There is a major public parking facility available to the public within one thousand (1,000) feet of a building entrance

WMATA public parking facilities located west of the Metro tracks, on the remaining portion of 1700 Chapman Avenue that is not included in this application, include a parking garage and a surface parking lot. The garage contains 432 parking spaces, and the parking lot contains 164 spaces, for a combined total of 596 spaces. These facilities are indeed less than 1,000 feet from a building entrance. The Applicant’s parking study cites that the garage practically sits empty, and the parking lot has a peak occupancy of 32 percent. The study suggests that there is ample off-street parking to accommodate spillover from nearby developments.

(d) Where there is a bikeway in close proximity to the site and the applicant demonstrates that the uses in the proposed development are conducive to bicycle use;

The City’s Bikeway Master Plan contemplates a bicycle lane along Chapman Avenue. This bicycle lane has been constructed and extends beyond the building’s frontage to provide connectivity to other neighboring areas. This existing bicycle lane should lend itself nicely for use by future residents of the multi-family units and patrons of the retail/restaurant
establishment. The Applicant will provide 34 short-term and 147 long-term bicycle parking spaces on-site. The Applicant proposes 22 short-term spaces above the minimum requirement.

(e) For any other good cause shown.

The project lies partially within the MXTD zone which embraces development that promotes walkability and use of transit. The MXTD zone goes further in encouraging parking reductions in areas within proximity to major transit hubs to encourage their use and discourage vehicular travel. Similarly, Rockville 2040, the City’s Comprehensive Plan, suggests that a study be conducted to reduce parking minimums and other parking measures especially in mixed-use, high-density, and transit-oriented areas to promote the viability of alternate modes of transport. The development also lies within the 2016 Rockville Pike Neighborhood Plan. The plan envisions taller buildings within the Core, close to the Twinbrook Metro Station where strong potential exists for creating the type, intensity and mix of uses that serve and promote transit. The proposed development is compatible with the goals and policies of the City’s multiple plans and in keeping with the requirements of the code.

The City’s Traffic and Transportation Commission (TTC) reviewed the project on June 28, 2022, and provided the attached written memo. The Commission expressed concerns over the continued request for, and granting of, parking waivers in this neighborhood. The Commission believed “that a waiver will create an unacceptable imbalance between parking supply versus parking demand. The imbalance will negatively affect the parking needs of the anticipated commercial businesses and residents, the existing local and residential access to street parking, and the Twinbrook Metro customer parking.”

Following the TTC meeting, the Applicant submitted a parking study, to address concerns of the Commission with the requested 28% parking reduction. The study included a comprehensive summary of the parking requirements, the Applicant’s parking waiver request and justification, collected parking demand data, and best practice research. The parking study is attached to this report (see “Parking Reduction Study” attachment).

Staff has evaluated the study and recommends approval of the requested 28 percent parking reduction on the site. The Applicant meets five out of the six criteria listed under Section 25.16.03.h for granting flexible parking standards. The development is located within proximity to the Twinbrook Metro Station, multiple bus routes, a bicycle lane on Chapman Avenue, and an array of uses accessible by walking. The City’s long-range plans promote transit-oriented developments that prioritize walking over vehicle miles traveled and the City has previously approved parking reductions in this area as provided for The Galvan and Twinbrook Quarters developments. In its review, the Planning Commission also supported the parking reduction through the benefit of the applicant’s study.
**Community Outreach**

Notifications of the Project Plan application were made consistent with City Code requirements. In addition, the Applicants held a pre-application area meeting on April 19, 2021, and a post-application area meeting on December 2, 2021. As a result of the discussion and feedback from the meetings, the Applicants revised the project plan proposal that included the addition of the “transit facilities and open space” area, and the siting of the proposed building and adjacent public use space.

As of the date of this report, staff has received four emails or letters from members of the public expressing concerns over the proposed parking waiver, reduction in Metro facilities, to include the bus lane and WMATA land, and the exclusion of the auto body shop property from the proposed development. The Applicant justifies their parking waiver in the attached parking study report and staff’s analysis is provided above. Reductions in Metro facilities are not proposed through this development application. WMATA and City staff are exploring concepts for a park/plaza and relocated metro facilities near the entrance to the Twinbrook Metro Station. Should the park/plaza and relocated metro facilities move forward, an amendment to the Twinbrook PD will be required. The Applicant met with the auto body shop owner early in the process to possibly purchase the property. An agreement could not be reached at that time and the Applicant decided to move forward with the project without the corner property.

Staff also received a letter from the Twinbrook Community Association, which among other things, expresses support for the parking reduction and provides recommendations on the architectural elements of the proposed building, and promotes pedestrian and bicycle safety near and around the proposed development. The public testimony is attached to the staff report.

**Boards and Commissions Review**

On October 14, 2021, the Historic District Commission evaluated whether two vacant buildings located on 1800 and 1818 Chapman Avenue had historical significance. The Commission determined that the buildings were not significant and that they could be demolished. If this development proposal is approved, the mixed-use building will be constructed in place of these buildings.

In accordance with Section 25.07.07.6. of the Zoning Ordinance, the Planning Commission was briefed on this development proposal on February 9, 2022, and the Mayor and Council were briefed on March 7, 2022. At the briefings, the Planning Commission and Mayor and Council asked questions and offered suggestions concerning the development proposal. Questions were asked whether the Applicant had established the price point for the multi-family units. The Applicant responded that 15% of the units would be priced consistent with the City’s Moderately Priced Dwelling Units requirement and the price for the remaining would be determined based upon market rates at the time of occupancy. The Commissioner also asked
whether the development would overburden existing school facilities. After further review, staff has determined that the school facilities that serve this development should have adequate future capacity in accordance with our APF requirements.

A statement was made regarding the requested parking reduction, and it was suggested that staff consider the total number of approved parking waivers in the near vicinity when conducting its review.

A question was raised about the proposed improvements and maintenance responsibilities of the “open space” proposed within the WMATA property located north of the building.

Both the Planning Commission and the Mayor and Council were generally supportive of the application and expressed no significant concerns with the development proposal.

On June 28, 2022, the Traffic and Transportation Commission reviewed the results of the Comprehensive Transportation Review pursuant to the requirements of the 2018 City of Rockville Comprehensive Transportation Review. The Traffic and Transportation Commission supported the staff evaluation and recommended the Planning Commission approve the transportation recommendations associated with this development application only after mitigation of the parking plan. The Commission did not support the Applicant’s parking reduction. The Traffic and Transportation Commission’s memo highlighted their recommendation and is attached to this staff report.

The Planning Commission reviewed the application at its meeting of July 27, 2022, and recommended approval of the parking reduction request and of the project plan application, subject to the conditions in this staff report. The Planning Commission had general questions regarding the development proposal, and echoed the Traffic and Transportation Commission’s sentiments for improved pedestrian mobility and bicycle facilities to the Twinbrook Parkway and Chapman Avenue intersection. However, said intersection is outside of the scope of this project.

Findings

In accordance with Section 25.14.07.e.2, any proposal to amend the Planned Development Governing Documents must comply and be processed in accordance with the requirements for a Project Plan as set forth in Article 7. As such, pursuant to Section 25.07.01.b.2, a Project Plan may be approved only if the Mayor and Council find that the approval of the application will not:

(i) Adversely affect the health or safety of persons residing or working in the neighborhood of the proposed project;
Staff has worked closely with the Applicants to provide a development that is attractive and compatible with the surrounding developments in the area. The Project is designed as a walkable community with ease of access to employment centers, food and shopping establishments, and public transportation. The project should not pose any threats and complies with all applicable ordinances that ensure health and safety are met as described in this report.

**Be in Conflict with the Plan;**

The City of Rockville’s Comprehensive Plan, Rockville 2040, includes goals, policies, and actions that support development of this nature near transit assets, and specifically near the Twinbrook Metro Station. In addition, the 2016 Rockville Pike Neighborhood Plan sets policy for the “Core” area where this proposed development would take place and calls for taller buildings and mixed uses such as those proposed in this project.

The request is compatible with recommendations in the Plan that recommend further studies to reduce parking standards and requirements in areas near metro stations in order to encourage walking and the use of alternate modes of transport and to reduce vehicle miles traveled.

The proposal is not in conflict with the Comprehensive Plan and will promote the goals of the 2040 Plan in the following manner:

1. Continues to develop the Twinbrook Metro Station area and south Rockville Pike as a major activity and growth center;
2. Provides a mix of multi-family and commercial development in Planning Area 9 (Rockville Pike); and
3. Increasing the walkability of this transit-oriented neighborhood by improving pedestrian facilities and activating the streetscape.

**Equity**

In July 2021, the City of Rockville Mayor and Council approved Resolution 10-21, “to endorse and commit to the establishment of government policies and practices that promote racial and ethnic equity and social justice by deliberately applying a racial and ethnic lens to its decision-making process”. The Comprehensive Plan provides some equitable recommendations in the form of goals, policies, and actionable items. These recommendations aid in encouraging diversity and applying a racial and ethnic lens.
appropriate commercial and residential locations throughout the city to facilitate walking and rolling as a safe and comfortable activity for people of all abilities and age groups.

requirements and feature ADA-compliant walkways, new sidewalk, strategically designed seating areas, trash receptacles and standard benches. Improvements to the Thompson Avenue and Chapman Avenue intersection are also proposed to increase vehicular and pedestrian mobility. The proposed area enhancements should provide for safe and comfortable activity for all.

<table>
<thead>
<tr>
<th>Housing Element</th>
</tr>
</thead>
<tbody>
<tr>
<td>Policy 2. Promote diversity in the supply of housing to meet market demand and the wide range of community needs and household incomes.</td>
</tr>
<tr>
<td>Policy 10. Maintain a Moderately Priced Dwelling Unit program and contribute to add MPDUs to the housing stock as residential development occurs.</td>
</tr>
</tbody>
</table>

(iii) 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;

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.

Schools
The property is served by the Walter Johnson Cluster Area (Farmland Elementary, Tilden Middle School, and Walter Johnson High School), and is located within an Infill School Impact Area. Using the corresponding Montgomery County Student Generation Rates, FY2022-2023, the proposed 437 multi-family unit development will generate the following number of students: 15 students at the elementary school grade level, 7 students at the middle school level, and 7 students at the high school level.

The current school standards of the APFS utilize a seat deficit and capacity percentage calculation to determine adequacy. The maximum permitted capacity level is 120% and no more than a 110-seat capacity deficit in elementary schools and 180-seat capacity deficit in middle schools. The proposed development meets these standards for the elementary and middle school levels as shown in the table below. Although the table presents a percent utilization that is above the 120 threshold at the high school level,
capacity is slated to be available due to the new Charles W. Woodward High School being opened in 2026-2027.

<table>
<thead>
<tr>
<th>School Type (Walter Johnson Cluster)</th>
<th>Projected 2027-28 Enrollment</th>
<th>Students Generated by Proposed Development</th>
<th>100% MCPS Program Capacity 2027-28</th>
<th>Enrollment Including Proposed Development</th>
<th>School Percent Utilization in 2027-2028</th>
<th>School Percent Utilization in 2027—28 with Proposed Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>Farmland Elementary</td>
<td>783</td>
<td>15</td>
<td>714</td>
<td>798</td>
<td>109.7%</td>
<td>111.7%</td>
</tr>
<tr>
<td>Tilden MS</td>
<td>968</td>
<td>7</td>
<td>1,216</td>
<td>975</td>
<td>79.6%</td>
<td>80.2%</td>
</tr>
<tr>
<td>Walter Johnson HS</td>
<td>2,923</td>
<td>7</td>
<td>2,321</td>
<td>2,930</td>
<td>125.9%</td>
<td>126.2%</td>
</tr>
</tbody>
</table>

**Water and Sewer**

In a letter dated July 18, 2022 (see “Water and Sewer Authorization Letter” Attachment), 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 located in the Chapman Avenue right-of-way. The sanitary sewer connection is predicated on the results and approval of a Sewer Study conducted to determine the deficiencies present in the sanitary sewer outfall. The applicant will construct off-site improvements to mitigate the capacity deficiencies created as a result of the increased demand generated by the development.

(iv) *Constitute a violation of any provision of the Zoning Ordinance or other applicable law;*

Staff has reviewed the proposed development for compliance with the Zoning Ordinance and finds it to be consistent with the requirements. All development standards to include landscaping, open area, and public use space requirements have been met during this Project Plan stage of the development project. The Applicant is providing enough long-term bicycle parking to meet the code requirement and is providing 22 short-term bicycle parking spaces over the code requirement.

The proposed land uses are compatible with the uses identified in the land use table in the Zoning Ordinance for the MXTD Zone. They are also consistent with the Comprehensive Plan as detailed above.

The Zoning Ordinance requires 20% open space and 20% public use space, and the Applicant has reserved enough land area to comply with this requirement in a prominent, publicly-accessible location. A condition of approval has been added to this Project Plan application to ensure that this area is designed and built appropriately and
in a manner that is consistent with the City’s plans for the area. The Proposal also complies with other MXTD Zone development standards to include height requirements and setbacks.

The requirements under Sections 25.13.06 (Additional design guidelines) and 25.13.07.a (Special design regulations for individual mixed-use zones – MXTD) will ensure appropriate design. Compliance with these sections will be confirmed during site plan review.

The Applicant will require a reduction to the parking requirements in accordance with Section 25.16.03.h and meets five out of the six criteria to be authorized for a parking reduction as described in the Zoning Ordinance. The reduction is supported by staff and is described in this report. The Applicant has also submitted a parking reduction study to supplement the request.

(v) Adversely affect the natural resources or environment of the City or surrounding areas.

**Stormwater Management**

Stormwater Management (SWM) for this project will be provided in compliance with the Pre-Application SWM Concept Approval Letter dated July 1, 2022 (see “SWM Concept Letter” Attachment). The Pre-Application SWM Concept Approval Letter lists project-specific conditions of approval. On-site SWM is being provided by the applicant through the construction of a combination of Environmental Site Design (ESD) measures including on-site and roadside planter box micro-bioretention facilities and green roof. A monetary contribution is being provided by the applicant in lieu of providing water quality, channel protection, and overbank flood protection management in the Chapman Avenue and Thompson Avenue rights-of-way.

The existing onsite detention pond will be replaced with an underground structural measure. The applicant has agreed to the condition that the proposed underground structural measure will provide the same treatment as previously provided by the existing pond. The underground structure will also be constructed to support the imposed loads from fire apparatus vehicles and buses. The applicant must also obtain concurrence from WMATA for the removal of the existing pond and the replaced treatment prior to the approval of the Development Stormwater Management Concept plans. The safe conveyance of storm drainage will be analyzed by the applicant and provided through the mitigation of storm drain capacity deficiencies, if necessary.

**Forestry**

Forestry requirements will be met consistent with the regulations of the Forest and Tree Preservation Ordinance (FTPO) and all other applicable requirements as depicted on the approved preliminary forest conservation plan (PFCP, see Site Plan Documents) and approval letter dated July 18, 2022 (see PFCP Approval Letter). The project and final forest conservation plan (FFCP) must comply with all conditions listed below and within
The PFCP is proposing the removal of eighty-five (85) significant trees, which requires a replacement quantity of one hundred and thirty-six (136) trees on the site. The applicant has requested the replacement trees are provided via fee-in-lieu, consistent with the requirements of the FTPO. The applicant has formally submitted justification based on the criteria provided in Section 10.5-24 for the fee-in-lieu request (see PFCP Fee-in-Lieu Justification).

The site is required to meet a minimum tree canopy of 9,748 square feet consistent with the zoning allocation per Section 10.5-22(d) of the FTPO. The applicant is exceeding the minimum requirement through the combination of proposed street trees and on-site trees, including shade and ornamental varieties, totaling 10,400 square feet. The site is required to meet an afforestation requirement of 15%, which totals 14,811 square feet. The applicant is proposing to plant 10,400 square feet consistent with the approved PFCP and provide the remainder (4,411) through requested fee-in-lieu. The applicant has provided justification (see PFCP Fee-in-Lieu Justification) consistent with Section 10.5-24 of the FTPO for this portion of proposed fee-in-lieu.

The proposed development is required to plant a minimum of eight (8) street trees in the public right-of-way on Chapman Avenue, consistent with the Section 25.21.21 of the subdivision regulations. The applicant has indicated that this requirement will be met, as outlined in the PFCP approval letter dated July 18, 2022. A minimum five (5) street trees are required in the public right-of-way on Thompson Avenue. The applicant is proposing to plant four (4) street trees and request a waiver to Section 25.21.21 of the subdivision regulations at site plan, pending approval by the Planning Commission for the fifth (5th) required street tree.

**Historic Resources**

The property is not within a historic district and has no potential historic resources on site as determined by the Historic District Commission.

---

**Next Steps**

The Mayor and Council Discussion and Instructions to staff will be held on October 3, 2022.

---

**Conditions**

Staff recommends the following conditions be incorporated into a Resolution for Mayor and Council consideration:
Planning and Zoning

1. The proposed development will be designed in a manner consistent with the concept design, graphic conceptual representation, and all associated development tables included in the Project Plan exhibits dated June 15, 2022.

2. The proposed public use space shall be made available for the use and enjoyment of the public to the extent possible. Stormwater management facilities within the public use space shall be incorporated in a manner that maintains the spirit and intention of public use spaces.

3. The Twinbrook Commons Planned Development shall be amended at a future date to accommodate further improvements on the tract labeled as “Transit Facilities & Open Space” in Block B.

4. The Applicant may utilize up to 5,075 square-foot ground floor space(s) for either retail or restaurant use (with final total square footage to be determined at the time of Site Plan). Applicant shall comply with all City development and zoning standards associated with the final use, including the granting of any parking reduction in order to reduce the requirement as requested by the Applicant.

DPW Engineering

5. The applicant shall dedicate for public use right-of-way along the Property’s entire frontage with Chapman Avenue between Thompson Avenue and Bouic Avenue. The right-of-way to be dedicated shall be in accordance with the Project Plan and exhibits. Any deviation must be approved by the Director of Public Works at the Site Plan phase.

6. Applicant must construct all necessary public improvements, including but not limited to street trees, streetlights, and street light conduit in accordance with all applicable City standards or the standards of the jurisdiction of the corresponding right-of-way. Public improvements must be located within the right-of-way or within a Public Improvements Easement as approved by the Director of Public Works. Any deviation must be approved by the Director of Public Works at the Site Plan phase.


8. Applicant shall comply with the conditions of DPW’s Pre-Application SWM Concept Approval Letter dated July 1, 2022.

9. Applicant must comply with all requirements of WMATA’s Joint Development and Adjacent Construction Manual, Design Criteria and the provisions of all existing WMATA easements on the property. Prior to submission of any phase’s Site Plan, the applicant must identify all proposed development within the WMATA Zone of Influence on the property and provide the City with all correspondence related to compliance with WMATA’s requirements. The applicant must receive written approval of the design and construction methods for all improvements near WMATA’s right-of-way prior to the issuance of any DPW permit. Any significant changes to the proposed development to comply with WMATA’s Design Criteria may require the applicant to revise the plan to comply with all City requirements.

10. Applicant shall construct dry utilities underground within Public Utility Easements unless otherwise permitted to be located elsewhere by the Director of Public Works. At the Site
Plan phase, the Applicant shall submit a conceptual dry utility plan to be approved by both the utility companies and the Department of Public Works.

**DPW – Traffic and Transportation**

11. In order to satisfy the requirements of the Comprehensive Transportation Review (CTR), the Applicant shall widen the east leg at the intersection of Thompson Avenue and Chapman Avenue to include two outbound lanes and one inbound lane. In addition, this intersection shall be improved to be signed as an all-way stop, with the provision of crosswalks and ramps in all directions.

12. To ensure the future provision of needed bus bays outside public rights-of-way as part of any future development/redevelopment of the Transit Plaza/Open Space tract, and as depicted on the project plan’s proposed circulation plan, the site plan for this project shall show one new bus bay on the north side of the portion of the bus loop that is adjacent to existing tracks, and extends from Thompson north to the southern limits of existing loop. Prior to issuance of any occupancy permit, the applicant shall construct this portion of the bus loop such that it will have at least 26’ of paved surface area and an ADA compliant sidewalk in accordance with WMATA requirements along the entire east side. The provision of at least two more bus bays shown on the proposed circulation plan, or any other alternative configuration deemed acceptable by the City, shall be provided by WMATA and/or others as part of any future relocation, and/or redevelopment of existing Kiss and Ride lot along the proposed northern segment extending to Chapman.

13. At the time of site plan, the applicant shall demonstrate how the public parking for the retail component, and guest parking for the residential component, will be accommodated and administered.

**Fire**

14. The fire hydrants shown on the site plan exceed the 500’ spacing requirement. The maximum distance between fire hydrants shall not exceed 500 feet (152 m.) NFPA 1, 18.5.3(2). Applicant shall address during the Level II site plan review.

15. Applicant shall show the location of the fire command center on the address side of the structure.

**Forestry**

16. At the time of site plan submission, the Applicant must submit a final forest conservation plan (FFCP) which meets the minimum requirements approved with the preliminary forest conservation plan (PFCP) for the proposed limits of the site plan.

17. A PFCP is used to determine how a project will comply with forest conservation, significant tree replacement, and minimum tree cover (primarily). It is generally conceptual in nature and lacks built elements and detail required on a FFCP. The applicant will be required to comply with all City Ordinances and requirements relating to the FFCP prior to final approval.

18. At the time of site plan submission, the Applicant must submit a landscape plan for that subject property consistent with all City ordinances.
19. The applicant must address all comments provided on the most recent PFCP plans by the forestry reviewer and attain an approved PFCP prior to project plan approval.

20. The applicant must adhere to and meet all requirements of the PFCP approval letter in preparation for submittal and approval of their FFCP.

21. The applicant or authorized representative must coordinate with City staff and the adjacent property owner (if necessary) to determine if the parcel is under an existing forest conservation easement (FCE) associated with FTP2008-00016. If it is, that FCE must be released to allow for recordation of a new FCE corresponding to the Final Forest Conservation Plan.

22. The applicant must meet the requirements of Section 25.21.21 of the Subdivision Regulations regarding the installation of street trees in the public right-of-way, or seek and gain approval of a waiver to Section 25.21.21 at the time of the Site Plan approval by the Planning Commission.

Public Art

23. 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.

Attachments

Attachment 12.a: Aerial Map (JPG)
Attachment 12.b: Zoning Map (JPG)
Attachment 12.c: Concept Site Plan (PDF)
Attachment 12.d: Circulation Plan (PDF)
Attachment 12.e: Application Form (PDF)
Attachment 12.f: Applicant Cover Letter Resubmission (PDF)
Attachment 12.g: Twinbrook Commons PD Resolution No. 9-05 (PDF)
Attachment 12.h: Parking Reduction Study (PDF)
Attachment 12.i: Traffic Transportation Commission Memo (PDF)
Attachment 12.j: Preliminary Forest Conservation Plan Approval Letter (PDF)
Attachment 12.k: PFCP Fee-in-Lieu Justification (PDF)
Attachment 12.l: Public Comment (PDF)
Attachment 12.m: Water and Sewer Authorization Letter (PDF)
Attachment 12.n: SWM Concept Letter (PDF)
Community Planning and Development Services
615/2022 PJT2022-00014
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.

CHANDA BEAUFORT  LICENSE No. 3312
EXPIRATION DATE  SEPT. 7, 2023
### Typical Tree Planting on Structure

- **Lightweight Planting Soil:** Mounds at tree locations.
- **Lightweight Aggregate Drainage Layer:** 4".
- **Concrete Block Deadman:** 3 per tree, see 'Figure A' for configuration of deadman.
- **Plantation Drain:** See MEP DWGS.
- **Mulch:** To the limit of the canopy or 2' minimum diameter, whichever is greater.
- **PLAT-MAT Anchoring System:**
- **PLATIPUS Anchor System and Deadman:** Shall be installed prior to any soil fill.
- **Deadman:** Shall not be cut down.
- **Structural Slab:** See Structural DWGS.
- **WSSC Grid:** 216NW06.
- **Tax Map:** GQ63.

### Notes:
1. Shown for design intent only.
2. PLATIPUS Anchor System and Deadman shall be installed prior to any soil fill.
3. Deadman shall not be cut down.
4. Lightweight aggregate drainage layer.
5. Insulation, waterproofing, protection board, and drainage mat, see Arch DWGS.
6. Plantation drainage system.
7. Mulch to the limit of the canopy or 2' minimum diameter, whichever is greater.

---

**I HEREBY CERTIFY**

- These documents were prepared or approved by me.
- I am a duly licensed registered landscape architect under the laws of the State of Maryland.
- CHANDA BEAUFORT
  - License No.: 3312
  - Expiration Date: Sept. 7, 2023

---

**CASE NUMBER:** FTP2021-00033

**DATE APPROVED:** 7/13/2022

**PLANNING AND DEVELOPMENT SERVICES:**

**CITY OF ROCKVILLE**

---

**PRELIMINARY FOREST CONSERVATION TABLES**
Application for
Project Plan Application/Amendment

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 • Web site: www.rockvillemd.gov

Type of Application:
☐ Project Plan  ☐ Project Plan Amendment (major)  X  Project Plan Amendment (minor)

Please Print Clearly or Type

Property Address information part of 1700 Chapman., Rockville MD 20852

Subdivision ______________________ Lot (S) Parcel N313 ______________ Block B

Zoning PD-TC _______________ Tax Account (S) 03929774 ________________

Applicant Information:
Please supply Name, Address, Phone Number and E-mail Address

Applicant  Hines, Andrew McGeorge, Managing Director
555 13th St., NW Suite 400 W, Washington DC 20004 Andrew.McGeorge@hines.com

Property Owner  NB Ventures I, LLC & WMATA C/O Andrew McGeorge, Hines
1900 M St. NW Ste 600 Washington DC 20036 WMATA: 600 Fifth St. NW, Washington DC 20001

Architect  Valerie Lopez, HORD COPLAN MACHT
700 E. Pratt Street, Suite 1200, Baltimore, MD 21202, PH: 443.451.2342 email: vlopez@hcm2.com

Engineer  Jason Evans, Vika Maryland
20251 Century Blvd, Suite 400, Germantown, Maryland 20874 PH: 301-916-4100 email: evans@vika.com

Attorney  Heather Dhopolsky, Wire Gill LLP
4800 Hampden Lane, Suite 200 Bethesda, MD 20814 PH: (301) 263-6275 email: hdhopolsky@wiregill.com

Project Name  Twinbrook Commons
Project Description  A Project Plan is only required here due to the need to amend Block B of the Planned Development, Twinbrook Commons (PD-TC), as specified in Section 25.14.07 e 2 of the Zoning Ordinance. The proposed project itself (approximately 440-unit multifamily residential project with approximately 5,870 square feet of ground floor retail) will be the subject of a forthcoming Level 2 Site Plan.

STAFF USE ONLY
Application Acceptance:
Application #  PJT2022-00014 OR
Pre-Application
Date Accepted
Staff Contact

Application Intake:
Date Received  10/22/2021
Reviewed by
Date of Checklist Review
Deemed Complete: Yes ☐ No ☐
Application Information:

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

<table>
<thead>
<tr>
<th>Tract Size</th>
<th>Residential Area Impact</th>
<th>Traffic/Impact/trips</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.88 acres</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

# Dwelling Units Total: N/A
Square Footage of Non-Residential: N/A

Proposed Development:

<table>
<thead>
<tr>
<th>Retail</th>
<th>Office</th>
<th>Restaurant</th>
<th>Other</th>
<th>Detached Unit</th>
<th>Parking Spaces</th>
<th>Handicapped</th>
<th># of Long Term</th>
<th># of Short Term</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>221</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Sq. Footage</td>
<td>Sq. Footage</td>
<td>Sq. Footage</td>
<td>Sq. Footage</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>227</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Multi-Family: 227
Live: N/A
MPDU: N/A

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

Estimated Points Total:
To complete the table below, use the information that you provided above to calculate your total points from the chart below.

<table>
<thead>
<tr>
<th>Points/Elements</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract size - Acres</td>
<td>1 or fewer</td>
<td>1.1 to 2.5</td>
<td>2.6 to 5</td>
<td>5.1 or greater</td>
<td>3</td>
</tr>
<tr>
<td>Dwelling Units</td>
<td>5 or fewer</td>
<td>6 to 50</td>
<td>51 to 150</td>
<td>151 or greater</td>
<td>3</td>
</tr>
<tr>
<td>Square Footage of Non-Residential Space</td>
<td>5,000 or fewer square feet</td>
<td>5,001 to 10,000 square feet</td>
<td>10,001 to 50,000 square feet</td>
<td>50,001 or greater square feet</td>
<td>1</td>
</tr>
<tr>
<td>Residential Area Impact</td>
<td>No residential development in a residential zone within 1/4 mile of the project area is comprised of single-unit detached residential units</td>
<td>35% of area within 1/4 mile of the project area is comprised of single-unit detached residential units</td>
<td>65% of area within 1/4 mile of the project area is comprised of single-unit detached residential units</td>
<td>Development is within single-unit detached area.</td>
<td>2</td>
</tr>
<tr>
<td>Traffic Impact - Net new peak hour trips</td>
<td>Fewer than 30 trips</td>
<td>30-74 trips</td>
<td>75-149 trips</td>
<td>150 or more trips</td>
<td>4</td>
</tr>
</tbody>
</table>

Points Total*: 13
The total of the points determine the level of notification and the approving authority.
Based on The Impact Total Your Project will be:

- Project Plan Amendment
- Project Plan Amendment (major)
- **Project Plan Amendment (Minor)**

---

**Previous Approvals: (if any)**

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Date</th>
<th>Action Taken</th>
</tr>
</thead>
<tbody>
<tr>
<td>PAM 2021-00130</td>
<td>03/07/2021</td>
<td>Comments provided by the City</td>
</tr>
<tr>
<td>PDP-2004-0009</td>
<td>04/04/2005</td>
<td>Approved by M &amp; C</td>
</tr>
</tbody>
</table>

_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.

[Signature]

Please sign and date

10/05/2021
Application Checklist:
The following items are to be furnished as part of this application:

☑ Completed Application
☑ Filing Fee (to include Sign Fee)
☑ Pre-Application Meeting Number PAM2021-00130 and Documentation (Development Review Committee Mtg. notes)
☑ Proposed Area Meeting Date TBD including location virtual
☑ Concept Site development plan, prepared and certified by a professional engineer. (Twelve (12) copies - Fifteen (15) if on a state highway: (size 24 x 36)(folded to 81/2 X 11)
☑ Approved NRI/FSD (Natural Resources Inventory/Forest Stand Delineation Plan) Hines parcel and portion of Block B.
☑ Conceptual Building Elevations & Floor Plan (3 copies)
☑ CTR (Comprehensive Transportation Review) Report – with fee acceptable to Public Works (copy to CPDS).
☑ Concept Landscape Plan (6 copies) (size 24” X 36”) (folded to 8/1/2” X 11”).
☑ Preliminary Forest Conservation Plan (FCP)
☑ Pre-Application Storm Water Management Concept Package with Fee via Separate Check (Unless Previously Submitted with the Pre-application Materials)
☑ Water and Sewer Authorization Application (previously submitted)
☑ Project narrative to include statement of justification that addresses compliance with all relevant Sections of the Zoning Ordinance, including but not limited to:
  - Comprehensive Master Plan and other plan regulations
  - Master Plan other Plans and Regulations
  - Mixed Use Development Standards, including Layback slope and shadow study (Section 25.13)
  - Landscape, Screening and Lighting Manual
  - Adequate Public Facilities (Section 25.20)
  - Parking (Section 25.16)
  - Signs (Section 25.18)
  - Public use space (Section 25.17)
☑ Additional information as requested by staff Street Sections for Thompson and Chapman Avenues
☑ Electronic Version of all materials (pdf format acceptable)
☑ Fire protection site plan

Comments on Submittal: (For Staff Use Only)

______________________________________________________________________________
______________________________________________________________________________
______________________________________________________________________________
______________________________________________________________________________

PJT
June 13, 2022

Via Email
Mr. Nelson Ortiz
City of Rockville
111 Maryland Avenue
Rockville, Maryland  20850

Re: Project Plan Application No. PJT2022-00014 (the “Application”) for 1800 and 1818 Chapman Avenue, and a Portion of 1700 Chapman Avenue, City of Rockville – Resubmission Cover Letter in Response to Comments Received May 27, 2022

Dear Mr. Ortiz:

We are providing this letter as part of Hines’ (the “Applicant’s”) resubmission in response to additional comments provided to the Applicant by the City of Rockville regarding the Application on May 27, 2022. We have restated each comment received in italics below, followed by the Applicant’s response to each comment.

**PDS Comments**

**Development & Zoning Reviewer**

1. *Property is zoned Planned Development – Twinbrook Commons (PD-TC), its designated equivalent zone is Mixed Use Transit District (MXTD). MXTD zone is “intended for use in areas near Metro stations, it allows for high-density development of retail, office, and residential uses consistent with the recommendations of the Plan”. Proposed development does meet the intent of the MXTD zone district.*

Acknowledged.

2. *Prior to approval of the project plan application, the applicant must demonstrate how the proposed development will not overburden existing and programmed facilities as provided in the adopted adequate public facilities ordinance. Public facilities and services examined for adequacy include roads and public transportation facilities, sewerage and water service, and schools.*

Acknowledged.

3. *Coordination with WMATA and RideOn continues with regards to the bus loop and the ‘Transit Facilities & Open Space’ area. Please be advised that the City may require further details of improvements/elements within the spaces.*
WMATA is working with the City on developing an MOU to spell out steps and responsibilities to further design and implement changes to the Transit Facilities and Open Space area. However, those changes would be pursued as a second amendment to the PDP. In this PDP amendment the Transit Facilities and Open Space area reflects the existing conditions.

4. Project Plan proposes to reclassify the area as “Transit Facilities and Open Space”. In order to ensure a functional open space area, a kiss and ride should not be located within the area.

WMATA is working with the City on developing an MOU to spell out steps and responsibilities to further design and implement changes to the Transit Facilities and Open Space area. However, those changes would be pursued as a second amendment to the PDP. In this PDP amendment the Transit Facilities and Open Space area reflects the existing conditions.

5. Section 25.13.06.b. Buildings should be designed in a way that avoids massive scale and uniform and impersonal appearance and that will provide visual interest consistent with the community’s identity, character, and scale. It is recommended that building walls greater than one hundred (100) feet long include projections, recessions, or other treatments sufficient to reduce the unbroken massing of the façade along all sides of the building facing public streets. Consideration should be made to the upper stories of the facades abutting the existing development at 1830 Chapman Ave. How will the facades be designed?

The Project will satisfy Section 25.13.06.b of the Zoning Ordinance by providing variations in architectural articulation (i.e., steps and setbacks), fenestration, and exterior materials, providing visual interest. Balconies, both recessed and projecting, contribute to the visual interest and help break down the scale of the building. A feature architectural element is proposed at the corner of Bouic and Chapman Avenues, arguably the most prominent corner of the Project, and will serve as a gateway or marker for the Twinbrook Metro Station and the surrounding neighborhood. The metal-clad form is “lifted” above the glazed double-height residential lobby and focal entry plaza in order to provide visual and physical access between the Metro Station and Chapman Avenue.

The feature architectural element at the northwest corner of the site has a dynamic angled parapet wall at the roofline, providing variation in the façade height and increased visual interest. Along the other street-facing facades, the exterior walls have material changes and a series of steps at the top two stories to give the appearance of varied rooflines. At the third floor, there is an approximately 8-foot setback for a portion of the east side of the building facing the Metro tracks and CSX/MARC rail line, and an approximately 78-foot-wide break in the exterior façade along the south side of the building above the existing one-story building (existing to remain, but not part of the Project). Both areas will host green roofs and either unit or amenity terraces.

The upper stories of the façade abutting the existing development at 1830 Chapman Avenue are aligned with the property line and have no true frontage along Thompson Avenue. We are treating this façade as a zero-lot-line with no openings, as the adjacent property owner could build directly
abutting our building or set back if they choose to add windows in the future. The Project does add visual interest in this area with the use of different materials and fenestration within the façade.

Additional comments will be addressed during review of the Level 2 Site Plan.

6. Section 25.13.06.b. Along any public street frontage building, design should include windows, arcades, awnings or other acceptable features along at least sixty (60) percent of the building length. Arcades and other weather protection features must be of sufficient depth and height to provide a light-filled and open space along the building frontage. (**Verify that Thompson Ave. building frontage meets this code requirement and provide building elevations at the time of site plan review.) Architectural treatment, similar to that provide to the front façade must be provided to the sides and rear of the building to mitigate any negative view from any location off-site and any public area (e.g. parking lots, walkways, etc.) on site.

The Project will satisfy Section 25.13.06.b of the Zoning Ordinance. The building will have three distinct façade types to both reduce the scale of the building and increase visual interest: the feature architecture element at the northwest corner, the street-facing facades, and the courtyard-facing facades. Each façade type will have a different percentage of glazed openings, masonry veneer, metal panel, and fiber cementitious panel. Aluminum windows will be used for the majority of the glazed openings. Aluminum storefront and/or window wall systems will be used at the residential amenity, retail areas, and at architectural feature elements and building corners. The color palette will include a variety of neutral tones (i.e., whites, grays, and blacks) with a bold accent color.

The Thompson Avenue building frontage offers a highly articulated façade matching the design of the main frontage along Chapman Avenue. The brick base provides recesses and brick pier protrusions in a rhythm along the length of Thompson Avenue, with recessed doors for the loading and parking entry to minimize the appearance of the service entries. Decorative garage screening will resemble the recessed brick design, while screening the garage behind. These delivery and loading spaces are located adjacent to the entrance to the parking garage at the southeast corner of the Project and generally placed opposite of the parking garage for the Escher building across the street, for compatibility purposes and to efficiently serve the needs of the uses in the Project while remaining tucked out of the way for aesthetic and functionality purposes.

Additional comments will be addressed during review of the Level 2 Site Plan.

7. Building height is limited to 120'; however, per Section 25.13.05.b.2, building facades that exceed two hundred fifty (250) feet in length should vary the façade height by at least ten (10) feet for some distance along the length of the façade in order to avoid a monotonous, monolithic appearance.

The Project is designed with a series of setbacks and steps within the façade of the building perimeter along Chapman Avenue in order to break down the scale of the building. An approximately 20-foot-wide portion of the building steps back at the main residential entry and
provides a transition between exterior material palettes and roof heights to establish two different and distinct expressions to further enhance the pedestrian experience, visual interest, and appeal. This transition breaks the two different types of faces into lengths of approximately 173 feet and 85 feet. The 173-foot-long façade has a material change and series of steps at the top two stories. The 85-foot-long façade has a dynamic angled parapet wall at the roofline, providing variation in the façade height along Chapman Avenue.

Please see above response to comment #5 for additional information regarding the height variations designed into the Project. Additional comments will be addressed during the review of the Level 2 Site Plan.

8. The proposed public use space area proposed between the Bouic extension (bus loop) and the building does not meet the intent of a functional public use space. The green area north of the walkway (adjacent to Bouic extension) appears to be walled off and inaccessible to the public and the green areas south of the walkway are for the use and enjoyment of the tenants at street level. Improvements and details will be reviewed closely at the site plan stage.

The area underneath the overhang of the building at the corner of Chapman Avenue and the bus loop is also intended to be part of the public use space. The space aims to provide ample locations to sit and linger with improved paving, seat walls, bike racks, and extensive planting. The area is not conceived as a main threshold for the building which is further down Chapman Avenue. The walkway from Chapman Avenue down the Bouic extension also seeks to provide interesting seating options as pedestrians make their way to the Metro Station. Breaks in the walls will direct runoff into the mini-wetland system, telling the story of stormwater along the walk. Interpretive signage could be used to further explain this water story.

9. Add a note on the Project Plan for proposed EV charging stations. EV charging stations will need to be illustrated on the site plan.

A note (#22) has been added to the Project Plan.

10. Verify restaurant/retail parking calculation in note 21 of sheet 2. Project Plan sheets depict retail space/s but no restaurant space – refer to sheets 1, 9, and 10 of project plan. Retail sales may be assessed as 1 space per 200 SF GFA. Bicycle parking will be reviewed at site plan level.

During this Project Plan stage, the Applicant would like to retain the flexibility to provide restaurant or retail. The calculations shown on the plans reflect the highest parking space requirement (based on restaurant) in order to seek the highest possible waiver requirement, so as to allow flexibility going forward in terms of retail/restaurant occupancy.

11. Project Plan Application PJT2022-00014 must be approved before approval of site plan application STP2022-00436.
Comprehensive Planning

1. The proposal falls within the 2016 Rockville Pike Neighborhood Plan (2016 Plan). The proposed development on the privately-owned portions of the property is consistent with the Core (transit-oriented) land use designation. The 2016 Plan recognizes the Planned Development of the WMATA owned property. The areas identified as the “Core” in the 2016 Plan are imagined as the highest density areas, with strong relationships between the private and public realm.

Acknowledged.

2. From a building type and use perspective, the proposal is not in conflict with the applicable master plan. However, the Rockville Pike Neighborhood Plan is very clear that one of its primary goals is that new parks be created. There are currently no parks in this area of the plan, and the need for parks will only continue to grow as redevelopment occurs and the number of people living and working in the Rockville Pike corridor increases. The new Comprehensive Plan continues to recommend a future public park in the general location where the subject properties are located (p. 352 of the Comprehensive Plan).

Acknowledged. As discussed above, the Application proposes reclassification of the northern end of Block B as “Transit Facilities & Open Space.” The City and WMATA are continuing to have discussions regarding the details and design of that space, which will be the subject of a future Project Plan and not included within the scope of the present Application.

3. The open/public use space should be accessible and inviting to the public. The undeveloped nature of the WMATA property and its proximity to the Twinbrook Metro Station provides an opportunity for this project to have its space used more creatively by providing more meaningful open space in this critical area.

Because the future open space at the Twinbrook Metro Station is as yet undefined and there is an active bus lane adjacent to it, the public use space for the Project was intentionally spaced from the roadway. Crossing points are curated to maximize safety. Stormwater must also be handled in this space and the design sought to express the story of water in the interstitial zone between the walkway and the bus loop.

Forestry

1. Please submit the revised PFCP separately from the project plan submittal. Please submit the PFCP under the previous FTP2021-00033 application to CPDS intake.

Acknowledged.
2. **Staff has concerns regarding the amount of fee-in-lieu requested with the proposed PFCP.** The applicant has not demonstrated how certain credit trees on the site will be eligible for credit. The applicant must provide a detail depicting soil space for these proposed trees. Furthermore, street trees on Chapman must be planted in a minimum tree lawn of 7’ width to be credited. Based on sheet 7 of the submittal, the current tree lawns are 6’6” wide.

A detail showing the amount of soil volume on structure has been added to the plans. The tree panel on Chapman Avenue has been adjusted to be 7 feet from back of curb.

3. **The applicant is proposing to remove trees off-site on the WMATA entrance RD. The applicant is proposing replacements off-site on the WMATA entrance RD. This is a private road not protected by the State Roadside Tree Law. Due to being off-site, any FCE recorded will not cover these replacement trees. How will these trees be protected long-term as required by the FTPO? Please clarify.**

The limits of the application/property are better clarified on this submission. The proposed plantings will all be within the Applicant’s parcel.

4. **Remaining comments are provided via plan markup.**

Acknowledged. The markups have been pasted and responded to below.

- **Has the applicant considered providing a row of columnar evergreen plantings along the rear property line? Potential for 200 SF credit per tree if spacing to storage basin and metro can accommodate plantings.**

Plantings in this location would not be on the Applicant’s parcel, so could not be covered by a long term protection mechanism and therefore the Applicant could not include them as a credit.

- **Staff finds this location could accommodate 1-2 additional trees.**

This area will be a dog run and would not be appropriate for additional trees.

- **Please provide a graphic detailing the soil space that will be provided to trees on the green roof. This is an important detail at this time to ensure these plantings are viable to receive credit.**

A Roof Tree Planting Detail has been included with this resubmission (Sheet PFCP-3).

- **These trees on WMATA entrance road are not within public right of way, correct? Therefore, they would require long term protection via a FCE if they are not protected via the Roadside Tree Law. They appear to be off the property boundary, staff is unsure how this will be accomplished.**
The limits of the application/property are better clarified on this submission. The proposed plantings will all be within the Applicant’s parcel.

- Applicant can’t locate credit trees or significant tree replacement credit trees off the property without a means for long term protection.

The limits of the application/property are better clarified on this submission. The proposed plantings will all be within the Applicant’s parcel.

- Please provide linear calculations for lot fronting the public right of way for street tree requirements.

The Thompson and Chapman Avenue frontages total approximately 478 feet, which would require 12 street trees.

- Areas such as these may require street trees to meet 40’ requirement.

Additional trees have been added as suggested.

- Please resubmit entire PFCP package separate of the project plan set to sryan@rockvillemd.gov for inclusion in forestry files and proper processing.

Acknowledged.

- Please remove all existing conditions to be removed from this sheet on next submittal.

This revision has been made.

- Why has the tract area been reduced from 3.15 acres from the previous submittal and the approved NRI/FSD?

The limits of the application have been adjusted based on the project design.

- Tree lawns must be 7’ wide. A continuous panel, structured soil, soil cell or other method will likely be necessary to provide adequate soil space for proposed credit trees.

The tree pits were 6’-6” wide but have been increased to 7 feet. Even at the previous width, each tree was provided with at least 150 square feet of planting area which, at 5-foot depth, is 750 cubic feet of planting media each.

- Street trees and trees that are credited to forest conservation can’t be located in MBIO boxes.

The referenced trees will not be counted toward any credit.

- Clarification on the reduction in tract area is required.
The limits of the application have been adjusted based on the project design.

- Applicant has stated trees on WMATA entrance RD are significant replacement trees but shows them as FC credit. Please reconcile.

The trees are now shown as FC credit, rather than replacement trees.

- Street trees can’t be used to meet more than 25% of the forest conservation requirement. PFCP cannot receive approval until this is resolved.

FC credit for street trees is now 4,000 square feet, which is approximately 20% of the total requirement of 19,166 square feet.

- Justification letter states 123 tree replacements to be met with fee-in-lieu, please reconcile. Fee-in-lieu SF is also inconsistent with applicant’s plans to utilize trees on WMATA entrance as sig. tree replacement. Please correct justification letter if the proposed numbers have changed.

The justification letter now reflects the current resubmittal.

- Please relocate the trees being removed along WMATA RD to “offsite” since they are not within the property. Since they are not street trees fronting a public right of way, replacements should be based on FTPO requirements per DBH of removed trees.

As noted above, these trees are not off-site, but rather will be located within the Applicant’s property.

**Fire Marshall**

1. See site plan mark-ups.

Acknowledged. The markups have been pasted and responded to below.

- The fire hydrants shown on the site plan appear to exceed the 500’ spacing requirement. Please address.

The Applicant team will continue to coordinate with Staff on spacing during review of the Level 2 Site Plan.

- Recommended hydrant location(s) are noted on plans.

The Applicant team will continue to coordinate with Staff on locations during review of the Level 2 Site Plan.

**DPW Comments**
DPW Engineering Comments

1. See site plan mark-ups.

Acknowledged. The markups have been pasted and responded to below.

- Show proposed sidewalk and pedestrian circulation around building.

The exit noted is to a dog run area that does not connect to the Thompson Avenue sidewalk.

- Explore providing additional bus bays by realigning bus loop curb adjacent to tracks. RideOn has requested 3 to 4 bus bays and their preferred locations are along the side of the building. Pedestrian accommodation needs to be made to all bays.

The number of bus bays has been coordinated with WMATA, and no bus bays are proposed in this area.

- If this is the interim movements for buses, ensure that this movement will work with curb line as shown.

Understood. The radius and width of receiving lanes are large enough to accommodate bus movement.

Traffic and Transportation

1. See site plan mark-ups.

Acknowledged. The markups have been pasted and responded to below.

- Refer to CTR comments and address queue at garage driveway.

Traffic and Transportation Department staff provided comments on the March 8, 2022 CTR on May 16, 2022, which will be fully addressed under a separate memorandum and resubmitted CTR. Regarding queueing at the garage driveway, Comment 7.b recommended the “provision of an exclusive left turn storage lane for the proposed site’s main access driveway.” In a meeting with Traffic and Transportation Department staff on May 19, 2022, staff instructed the project team to disregard any comments noting the need for left turn storage at the garage driveway since a maximum of only four vehicles per hour during the peak hour would oppose any left turning traffic into the garage from Thompson Avenue, thus resulting in minimal to no queuing.

- This section is not accurate. Show all elements correctly within the section.

The section has been adjusted.

- Show proposed sidewalk sections on the plan, per the comment responses.
The sidewalks have been added to all sheets.

- **Per CTR comments, relocate curb 5 feet to widen road for three 11 foot lanes at the intersection for additional turn lane.**

The widening is now shown.

- **Show existing and proposed sidewalks in the section.**

Proposed sidewalk is shown.

- **Label as grass and tree buffer.**

The labeling has been corrected.

- **Show sidewalk transition between properties.**

Transition details will be finalized as part of the Level 2 Site Plan.

- **Scale is incorrect.**

The scale has been corrected.

- **Comment response indicates that the maximum sidewalk width is 7 feet in front of the auto body because the proposed steepness would exceed 10%. Please provide a cross section of the driveway to demonstrate this constraint.**

A section has been provided. The grass panel would be approximately 5 feet wide, and the sidewalk would be more than a half-foot above the flow line. Therefore, the slope would exceed 10%. Additional detailing will be provided at final engineering.

- **Ensure sidewalk is in the correct location. Showing both existing and proposed would help to visualize.**

This information has been added.

**HCD Comments**

**Housing**

1. This property is in PD-TC (Planned Development-Twinbrook Commons) zone that has a designated equivalent MXTD zone, the applicant must provide 15% of the total units as MPDU.

Acknowledged.
2. Staff want the applicant to identify the location of MPDU units, which must be distributed throughout the building in all sections and levels of the building, so as not to locate all the affordable units in one section of the building.

The Applicant will address this comment during review of the Level 2 Site Plan application, which has already been submitted to the City and the Applicant understands City Staff is reviewing.

3. The MPDUs should be indistinguishable from the market rate units.

Acknowledged.

4. The applicant must provide the list of all MPDU units.

The Applicant will address this comment during review of the Level 2 Site Plan application, which has already been submitted to the City and the Applicant understands City Staff is reviewing.

5. Staff would like to designate a few ADA/UFAS (accessible) units within the MPDU.

Acknowledged. The project will endeavor to add ANSI accessible features within the MPDUs. This will be discussed with HCD as part of the Level 2 Site plan process.

6. Declaration of Covenants must be executed and recorded before applying for any building permits.

Acknowledged.

**RPD Comments**

**Parks**

1. The Publicly Accessible Art in Private Development ordinance will apply to this project. The ordinance and manual can be found at https://www.rockvillemd.gov/2081/Publicly-Accessible-Art.

Acknowledged. This will be addressed as part of the Level 2 Site Plan application.

Thank you for your consideration of the Application, our responses, and the revised materials. Please do not hesitate to contact us if additional information is necessary prior to issuance of Staff’s next round of comments (if any).

Sincerely,

Wire Gill LLP

Heather Dlhopolsky

Heather Dlhopolsky
Resolution No. 9-05  

RESOLUTION:  

To approve, with conditions, Preliminary Development Plan Application No. PDP2004-00009, Twinbrook Commons LLC, Applicant.

WHEREAS, Twinbrook Commons, LLC, an affiliate of the JBG Companies, 4445 Willard Avenue, Chevy Chase, Maryland (the “Applicant”), and Washington Metro Area Transit Authority (“WMATA”) 600 Fifth Street, N.W., Washington, D.C., filed Preliminary Development Plan Application PDP2004-00009 (the “Preliminary Development Plan Application” or "Application"), requesting approval of a Preliminary Development Plan for the 26.49 acre (net lot) site surrounding the Twinbrook Metro Station (hereinafter “Twinbrook Commons” or the “Property”) for the redevelopment of the Property in accordance with the Twinbrook Metro Performance District Optional Method of Development set forth in Section 25-710.28 of the Zoning and Planning Ordinance; and

WHEREAS, the Preliminary Development Plan Application requested approval of 1,700 residential units, 325,000 square feet of office use and 220,000 square feet of retail use; 2,409 private parking spaces; 1,151 parking spaces for WMATA commuters; and heights ranging from 55 feet to 170 feet for the residential buildings and up to 170 feet for the office building; and

WHEREAS, the approval of the Preliminary Development Plan is one requisite component of the Twinbrook Commons redevelopment, which other components include the adoption and approval by the Mayor and Council of the Annexation Petition ANX2004-00136 (annexing approximately 16 acres of the Property located within Montgomery County, Maryland into the City of Rockville); an ordinance amending the
Resolution No. 9-05 - 2 -

Zoning Map to include the annexed property and placing it into the RPC Zone; Zoning Text Amendment TXT2004-00213 (establishing the Twinbrook Metro Performance District Optional Method of Development); and Sectional Map Amendment MAP2004-00090 (rezoning the portion of the Property currently zoned I-2 to RPC and reaffirming the existing RPC zoning for the remaining portion of the Property zoned RPC)(hereinafter collectively referred as the “Twinbrook Commons Related Approvals”); and

WHEREAS, approval of the Preliminary Development Plan is subject to and conditioned upon the Mayor and Council’s approval of all of the Twinbrook Commons Related Approvals; and

WHEREAS, the Mayor and Council held a worksession to review the proposed application on March 29, 2004; and

WHEREAS, pursuant to Section 25-710.30 of the Zoning and Planning Ordinance, the Planning Commission and the Mayor and Council held a joint worksession on October 11, 2004, to review the proposed application; and

WHEREAS, pursuant to Section 25-710.30 of the Zoning and Planning Ordinance, the Planning Commission, at its meeting of December 15, 2004, reviewed the Preliminary Development Plan Application and recommended approval of the application subject to certain conditions as set forth in a memorandum dated December 16, 2004; and

WHEREAS, pursuant to Section 25-710.30 of the Zoning and Planning Ordinance, the Mayor and Council gave notice that a public hearing on said Preliminary Development Plan Application would be held by the Mayor and Council of Rockville in the Council Chambers at Rockville City Hall on January 10, 2005, at 7:00 p.m. or as soon
thereafter as it may be heard, at which parties in interest and citizens would have an opportunity to be heard; and

WHEREAS, on January 10, 2005, the said Preliminary Development Plan Application came on for hearing at the time and place indicated in said notice; and

WHEREAS, this matter having been fully considered by the Mayor and Council, the Mayor and Council having found and decided that the development of Twinbrook Commons under the Twinbrook Metro Performance District Optional Method of Development would promote the health, safety and general welfare of the citizens of Rockville, and the Mayor and Council having made the further findings set forth herein based upon Preliminary Development Plan Application PDP2004-00009, the Staff Report dated December 7, 2004, the Planning Commission Recommendation dated December 16, 2004, the public hearing of January 10, 2005, as well as the remaining matters contained in the record; and

WHEREAS, the Mayor and Council having found and determined, pursuant to Section 25.710.30, and Article XV referenced therein, of the Zoning and Planning Ordinance, that the proposed development and Application, as amended, subject to the conditions, limitations, additions, and modifications set forth herein:

1. Is in substantial accordance with the Plan, and with the intent and purpose of Article XIV of the Zoning and Planning Ordinance, and is compatible with adjacent existing and permitted uses and developments.

2. Provides for traffic impact mitigation, open space, pedestrian circulation, and environmental amenities. Traffic mitigation is fulfilled through a combination of off-site improvements in accordance with the City's Comprehensive Transportation Review;
Resolution No. 9-05

On-site improvements including significant upgrades to Metro facilities, payment of the Montgomery County Development Impact Tax, and development and implementation of a Trip Reduction Agreement and Trip Reduction Plan. The Application provides green space and open space in excess of the 10 percent required by the RPC Zone. Pedestrian circulation is enhanced on-site by a well-established pedestrian system and by additional off-site pedestrian improvements. The proposed development incorporates many environmentally sensitive measures and is designed to ensure that a significant portion of the preservation and planting requirements required will occur on site. The proposed development will comply with the City's stormwater management and sediment control regulations.

3. Provides for site dimensions, grade and orientation compatible with the location and height of existing and proposed development in the Rockville Pike Corridor Plan Area. The existing site conditions and the surrounding development was considered in the location of the buildings and their proposed heights. The greater heights are located on the west side of the Property, in proximity to other adjacent commercial uses and closer to Rockville Pike. Heights on the east side are sensitive to the adjacent townhouse community and the nearby single-family neighborhood.

4. Will not constitute a violation of any provision of the Zoning and Planning Ordinance or other applicable law.

5. Will not violate or adversely affect the Plan. The Application is in substantial accordance with the 1989 Rockville Pike Corridor and the 2002 City of Rockville Comprehensive Master Plan (collectively referred to as the “Plan”). In accordance with the recommendations for the Twinbrook Metro Performance District,
Resolution No. 9-05

Twinbrook Commons provides a mix of office, residential and retail uses immediately adjacent to the Metro Station. In accordance with the City of Rockville Comprehensive Master Plan, the eastern portion of Twinbrook Commons is proposed as a mixed use, residential and retail area, pursuant to the RPC Zone.

6. Will not overburden existing public services including but not limited to water, sanitary sewer, public roads, schools, storm drainage, schools, and other public improvements. Existing water, sewer, and storm drain capacity exists to serve the development. The public roads surrounding the Property are adequate to accommodate the development. A significant portion of the trips generated from the proposed development are expected to utilize public transportation given the Property's location. The Application includes identified improvements to the surrounding road network. Montgomery County Fire and Rescue has indicated that the proposed development will be adequately served for fire protection by existing facilities in the area. Montgomery County Public Schools ("MCPS") has determined that there is adequate school capacity to accommodate the proposed development. This determination is reaffirmed by the MCPS Sample of Student Generation from Multi-Family Housing evaluation demonstrating the low number of students generated from multi-family housing. The Application provides for the payment of the Schools Facilities Impact Tax, as required by Montgomery County.

7. Will not affect adversely the health or safety of persons residing or working in the subdivision or neighborhood.

8. Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood.
9. Will not be unsuitable for the type of development, the use contemplated and available public utilities and services. The project provides a well-balanced, mixed use, residential, retail and office community at a Metro Station, with all of the project area being located within 1,200 feet of the Metro Station. The public utilities and services are suitable to serve the proposed development.

10. Will not unreasonably disturb existing topography, in order to minimize storm drain runoff and to conserve the vegetation cover and soil. The proposed development will also preserve existing landscape buffers and providing more effective stormwater management techniques, thereby minimizing stormwater runoff.¹

WHEREAS, the Mayor and Council having further found and determined that the proposed development and Application, as amended, subject to the conditions, limitations, additions, and modifications set forth herein is consistent with the intent and purpose of Twinbrook Metro Performance District Optional Method of Development set forth in the Zoning and Planning Ordinance² and satisfies the development standards of the Twinbrook Metro Performance District Optional Method of Development as more specifically set forth below:

1. A minimum area of twenty (20) acres is required. The overall size of the Property is 26.49 acres.

¹ The above findings are those findings required by Sections 25-710.30(b) of the Zoning and Planning Ordinance. Section 25-710.30(b)(3) requires the Mayor and Council in conjunction with its consideration of the Preliminary Development Plan to make the preliminary plan findings required by Section 25-727(e) of Article XV, “Subdivision Regulations.”
² The Twinbrook Metro Performance District Optional Method of Development will be codified as Section 25-710.28 of the Zoning and Planning Ordinance upon the Mayor and Council approval of an ordinance granting Text Amendment Application No. TXT2004-00213, as amended.
2. All land within the development area must be located within 1,200 feet of a main pedestrian portal of a WMATA Metro Station. The entire Property is located within 1,200 feet of the main pedestrian portal of the Twinbrook Metro Station.

3. The applicant must submit a traffic study in conformance with the City's Comprehensive Transportation Review methodology and provide mitigation of traffic impacts acceptable to the Mayor and Council. A traffic study utilizing the Comprehensive Transportation Review methodology was submitted and reviewed in conjunction with the review of the Preliminary Development Plan. The Application provides for mitigation of traffic impacts acceptable to the Mayor and Council.

4. All buildings abutting off-site residential land developed with single-family detached dwelling units shall provide a minimum side and rear set back of one (1) foot for every three (3) feet of height. The proposed development complies with this setback requirement.

5. The development must contain a mix of uses, including residential and commercial components. Not less than ten percent (10%) of the ground floor space within the development plan area that has street frontage must be devoted to retail sales and/or personal services. At least 70 percent of the street frontages of all of the parking facilities on the Property shall be concealed by a separate occupiable building. The proposed development contains a mix of residential, retail, and office uses. Ground Floor retail is provided in more than ten percent of the Property’s ground floor space that has street frontage. A minimum of 70 percent of the street frontages of the parking facilities are concealed by a separate occupiable building.
6. The development shall provide a system of public easements or rights-of-way for public pedestrian ways linking elements of the development with neighboring properties and the WMATA Metro Station. The Application provides for a series of publicly accessible pedestrian ways. All streets within Twinbrook Commons will have sidewalks that provide linkage to areas outside the development area, thus providing pedestrian access to the Metro Station. The Applicant will also construct missing sidewalk links outside the development area on Bouic Avenue and Brooke Drive.

7. The maximum height for a commercial building is one hundred ten (110) feet, except that building heights up to a maximum of one hundred seventy (170) feet may be permitted for a commercial building located at least 300 feet from a single family detached residential property. The maximum height for a residential building is one hundred forty-five (145) feet, except that a maximum of one hundred seventy (170) feet may be permitted for a residential building located at least 300 feet from a single family detached residential property. The Application meets these standards. The proposed residential and office tower on the west side of Twinbrook Commons will be located more than 300 feet from a single-family home and are permitted a height up to 170 feet. The proposed residential buildings on the east side of Twinbrook Commons located within 300 feet of a single-family home will have maximum heights of 145 feet or less.

8. All developments that provide right-of-way or easements for public streets or pedestrian ways may include the area of such right-of-way or easements in the net development area for the purpose of calculating FAR and residential density. These areas are included in the commercial FAR and residential density calculations for the Twinbrook Commons development.
9. The commercial FAR as calculated based on the gross tract area shall not exceed 1.0 FAR and the residential density shall not exceed 66 dwelling units per acre. The Application satisfies this requirement by providing for a commercial density of .48 FAR and a residential density of 61 dwelling units per acre.

10. Developments must comply with the applicable parking requirements set forth in Section 25-710.27(9)(a) and (b), Section 25-710.28(13), and Section 25-395. The Applicant will provide private parking in accordance with these requirements in connection with use permit approvals.

11. All required parking must be located within the area covered by the preliminary development plan. The Application provides for all parking to be provided within the Property.

12. All developments shall be subject to the parking design standards set forth in Article IX, Division 2, except that the parking space design standards for parking spaces within a WMATA controlled garage intended for Metro Station commuter parking shall be governed by the design standards approved and adopted by WMATA. The Applicant is required to satisfy this requirement in connection with the use permit process.

13. Developments shall be so planned as to minimize the impacts of shadows on existing surrounding off-site single-family residential dwelling units. The Applicant has submitted a shadow study that demonstrates that adjacent single-family homes are only minimally impacted by shadows cast from the proposed development. Shadows will be cast only during the shortest days of the year. Only one building will cast a shadow on single-family residential properties and this shadow only affects yards, not homes. The
Resolution No. 9-05

proposed taller buildings located to the west of the WMATA station will not cast any shadows that impact the surrounding off-site single family homes.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF ROCKVILLE, MARYLAND, that Preliminary Development Plan Application PDP2004-00009, as amended, be and the same is hereby approved, in accordance with the terms, conditions and limitations set forth herein.

I. APPROVED PRELIMINARY DEVELOPMENT PLAN

For purposes of this Resolution, the Approved Preliminary Development Plan (also referred to as the "PDP") shall mean this Resolution and all Exhibits to this Resolution listed below and attached hereto, including notations, references, descriptions, and writings on the Exhibits.

- Land Use Plan (Exhibit 1)
- Open Space Plan (Exhibit 2)
- Retail Plan (Exhibit 3)
- Traffic Mitigation Table (Exhibit 4)
- Roadway cross-sections (Exhibit 5A and Exhibit 5B)
- Stormwater Management Concept approval letter dated December 9, 2004 (Exhibit 6)

II. DEVELOPMENT DENSITY AND LAND USE

A. Land Use Plan.

Exhibit 1, dated June 2004, revised April 4, 2005, shall constitute the Land Use Plan for the PDP.

B. Allowable development densities
1. The densities must not exceed 1,595 residential units, 220,000 square feet of retail; and 325,000 square feet of office.

2. Maximum non-residential density must not exceed 1.0 FAR and maximum residential density must not exceed 66 dwelling units per acre.

3. Minor reallocations (up to 20 percent) of residential units or non-residential square footage between blocks shall be permitted during the Use Permit stage, provided that the overall square footage for each use does not exceed the maximum densities permitted herein.

C. Residential uses

1. All residential buildings must provide elevator access, except for the townhouse styled building located in the southeast corner of Street A and Ardennes Avenue, which shall contain no more than 8 units.

2. A minimum of 15 percent of the residential units must be devoted to MPDUs. The number of MPDUs for each unit type must reflect the same ratio of market rate units devoted to each unit type. The number of MPDUs devoted to rental or for-sale units must reflect the same ratio of rental and for-sale units of the market rate units. The MPDUs shall be distributed throughout the proposed development so as to avoid a concentration of MPDUs in any single building.

3. Of the total number of MPDUs provided, the applicant will initially market fifty percent (50%) of the units to MPDU qualified senior residents. Applicant will actively market, through their best efforts, the market rate units to senior citizens.
4. Of the total number of units, a minimum of 595 units shall be offered initially for sale. If WMATA does not authorize such sale, the Mayor and Council may reconsider and amend this condition without going through the full PDP amendment process.

D. Retail uses.

Applicant must use its best efforts to provide ground floor retail as shown on the Retail Plan attached hereto as Exhibit 3. However, notwithstanding the limitations set forth above in II. B. 3. above:

a. Ground floor retail uses may be replaced with up to 75 live-work units, which units shall be credited against the allowable commercial square footage. Live-work units must provide direct access at the ground floor to space open to the public.

b. Ground floor retail within buildings fronting the Village Green may be converted to residential use or related ancillary uses, subject to Planning Commission approval.

c. Retail spaces over 30,000 square feet in size must be limited to allow either (i) one movie theater of up to 70,000 square feet and one retail space in excess of 30,000 square feet; or (ii) no more than three retail spaces each greater than 30,000 square feet.

III. BUILDING HEIGHTS

A. The allowable building heights are as follows:

<table>
<thead>
<tr>
<th>Block A</th>
<th>Height</th>
<th>Stories above grade</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1</td>
<td>170’</td>
<td>16 stories</td>
</tr>
<tr>
<td>A2</td>
<td>95’</td>
<td>8 stories</td>
</tr>
<tr>
<td>A3</td>
<td></td>
<td>6-9 level garage</td>
</tr>
</tbody>
</table>
### Block B
- **B1**
  - Height: 30’
  - Stories above grade: 1 story
- **B2**
  - Height: 170’
  - Stories above grade: 13 stories
- **B3**
  - Height: 6-9 level garage

### Block C
- **C1**
  - Height: 43-63’
  - Stories above grade: 4-6 stories
- **C2**
  - Height: 130’
  - Stories above grade: 12 stories
- **C3**
  - Height: 5-7 level garage

### Block D
- **D1**
  - Height: 30’
  - Stories above grade: 1 story
- **D2**
  - Height: 130’
  - Stories above grade: 12 stories
- **D3**
  - Height: 43-63’
  - Stories above grade: 4-6 stories
- **D4**
  - Height: 5-7 level garage
- **D5**
  - Height: 6-8 level WMATA garage

### Block E
- **E1**
  - Height: 70’
  - Stories above grade: 6 stories
- **E2**
  - Height: 130’
  - Stories above grade: 12 stories
- **E3**
  - Height: 55’
  - Stories above grade: 4 stories
- **E4**
  - Height: 55-75’
  - Stories above grade: 4-6 stories
- **E5**
  - Height: 6-8 level garage

### Block F
- **F1**
  - Height: 80’
  - Stories above grade: 6 stories
- **F2**
  - Height: 55’
  - Stories above grade: 4 stories
- **F3**
  - Height: 7-9 level garage

### Block G
- **G1**
  - Height: 130’
  - Stories above grade: 12 stories
- **G2/G3**
  - Height: 60-80’
  - Stories above grade: 4-6 stories
- **G4**
  - Height: 60-80’
  - Stories above grade: 4-6 stories
- **G5**
  - Height: 5-7 level garage

B. The foregoing heights are deemed to be appropriate and compatible with the adjacent uses. Lower heights may be proposed by the Applicant and approved as part of the use permit process.

### IV. SETBACKS
A. For all buildings in excess of 135 feet in height, the frontages of such buildings facing a public street must be setback 25 feet at a height of 135 feet.

B. Setbacks from off-site, single-family detached residential units must be one foot for every three feet of height.

V. SUSTAINABLE DEVELOPMENT

Applicant will commit to an overall project that achieves a minimum of 21 LEED points per USGBC standards. Building certification or commissioning is not required.

VI. OPEN SPACE

A minimum of 20 percent of the proposed development shall be devoted to public use open space, including a Village Green and a linear park located between the proposed development and the adjacent Cambridge Walk townhouse development, as generally shown on the Open Space Plan attached hereto as Exhibit 2.

VII. PARKING

A. Parking for the uses in each block must be provided in the subject block or in an immediately adjacent block.

B. A minimum of 70 percent of the street frontages of all parking facilities must be concealed by separate occupiable buildings. Parking structure facades that are not concealed by a separate building must be of an aesthetically-pleasing design so as to minimize the utilitarian look of the parking garage. The design of the exposed facades must be reviewed by the Planning Commission in connection with the respective use permit.
C. The owner of each private parking structure (excluding the WMATA parking structures) is required to post a "full" sign when appropriate at the entrance of each private parking structure to reflect that no additional parking spaces are available.

VIII. TRAFFIC/PEDESTRIAN CIRCULATION AND TRAFFIC MITIGATION

A. Safe and adequate access for all modes of transportation must be provided throughout all phases of development. Twinbrook Commons LLC must work diligently with WMATA in an effort to provide 24 hour access through the Metro Station to connect the east and west side of Twinbrook Commons.

B. Pedestrian access.

1. The Applicant is required to construct the following missing sidewalk links per Department of Public Works requirements as a requirement of the Comprehensive Transportation Review methodology ("CTR"). The funding of these facilities must be separate from the County Development Impact Tax and the City Transportation Demand Management fees:
   a. Bouic Avenue from Chapman Avenue to Rockville Pike
   b. South side of Brooke Drive between Lewis Avenue and Rockland Avenue

2. Sidewalk widths along Fishers Lane must be a minimum of 20 feet in width and sidewalk widths along Chapman Avenue south of Halpine Road must be a minimum of 19 feet in width. All other sidewalks must be a minimum of 15 feet in width. Outdoor cafés, providing tables and chairs for eating and/or drinking, shall
only be permitted on sidewalks with a minimum 19-foot width, unless otherwise approved by the Planning Commission.

3. Every sidewalk must maintain a minimum eight-foot unobstructed pedestrian way, except for those sidewalks along Street A, which shall have a minimum five-foot unobstructed pedestrian way.

C. Traffic mitigation.

1. The Applicant must pay the required Montgomery County Development Impact Tax.

2. The Applicant and the City must enter into a Trip Reduction Agreement for the development and implementation of a Trip Reduction Plan prior to the effective date of the Annexation Agreement. All fees and costs associated with the Trip Reduction Agreement must be the sole responsibility of the Applicant, and may not be credited in whole or in part against the Montgomery County Development Impact Tax.

3. The Applicant must pay to the City a Transportation Demand Management fee as provided for in the Trip Reduction Agreement.

4. The Applicant is required to construct the off-site roadway and multi-modal improvements (hereinafter “Off-site Transportation Improvements”) identified on the Mitigation Table attached hereto as Exhibit 4 and/or such other off-site as may be identified by the Department of Public Works, in accord with the following:

   a. Except as otherwise provided herein, Applicant is not obligated to expend for the construction of such off-site improvements more than an
amount equivalent to the Montgomery County Development Impact Tax applicable to the Twinbrook Commons development (hereinafter referred to as “Off-site Transportation Improvement Funds”). Notwithstanding the foregoing, however, Applicant is responsible for the construction of improvements 1-17 on the attached Mitigation Table (Exhibit 4) in accordance with subsection “b.” below, regardless of the final cost of such improvements.

b. Prior to the issuance of the first use permit for the development, Applicant must submit for review and approval by the Department of Public Works a phasing plan for the construction of improvements 1-17 on the attached Mitigation Table. Construction of improvements 1-17 shall be allocated among, and tied to, the first three use permits approved for the development. Completion of all of the improvements associated with a particular use permit will be required once the use permit has been implemented. Completion of all such improvements shall occur prior to the earlier of the following events: (1) the issuance of the occupancy permit for the final structure subject to the use permit or (2) a date certain as specified in the phasing plan.

c. Any Off-site Transportation Improvement Funds remaining after the construction of improvements 1-17 must be utilized for the construction of the remaining Off-site Transportation Improvements on the attached Mitigation Table, or such other transportation improvement projects identified by the Department of Public Works, according to the construction priorities and phasing schedule approved by the Department of Public Works.

d. Applicant must provide the Department of Public Works with cost estimates of the Off-site Transportation Improvements prior to construction of
5. The Applicant must construct a transit resource center (the "Center") containing approximately 2,000 square feet that must be located in a highly visible location on the east side of Twinbrook Commons, within 150 feet of the portal to the Metro Station. The Center shall be for use by Twinbrook Commons, the City, and other appropriate entities as approved by the City, to implement transportation demand management programs and provide transit services and information.

   a. The Center must have both public and staff areas. City staff will work with the Applicant on the design and location of the facility. Applicant will be responsible for the tenant build-out up to a cost of $35 per square foot in 2005 dollars, adjusted to reflect the increase in the U.S.- All Cities Consumer Price Index between 2005 and the date of construction. The Center shall be leased to the City for 99 years for $1.00/year.

   b. The construction and tenant build-out of the Center shall be a separate obligation from the County Development Impact Tax, the City Transportation Demand Management fee, and the Off-site Transportation Improvement Funds. Applicant must provide the Department of Public Works with cost estimates of the design and construction of the Center prior to construction and with invoices within sixty (60) days of the completion of the Center.

   c. Applicant shall not be responsible for the funding of the operations of the Center, although nothing herein shall preclude the Applicant's annual
City Transportation Demand Management fee from being used to help fund such operational costs.

d. A temporary transit resource center shall be provided in connection with the first three use permits for the development, and shall remain operational until the permanent transit resource center is constructed. The timing, location, and design of the temporary center shall be approved by the Department of Public Works prior to the issuance of the first use permit.

6. The transportation obligations identified in this Section VIII C. shall constitute all transportation obligations under the Comprehensive Transportation Review ("CTR") methodology required of the Applicant in connection with the proposed development, subject to section XIII below.

IX. STREETS

A. Construction

1. The street cross-sections for the proposed development shall be generally in accord with the street cross-sections set forth in attached Exhibit 5A and Exhibit 5B, provided that minor deviations may be approved by the Planning Commission as part of the use permit process. This approval of the roadway cross-sections shall constitute a waiver of any inconsistent requirement of Chapter 21 “Streets and Public Improvements” of the Rockville City Code pursuant to section 21-20 of the Code.

2. Applicant must mill and overlay Ardennes Avenue from Twinbrook Parkway to the northern limits of the site.

B. Street dedication
Applicant must dedicate all streets from back of curb to back of curb to the City. Applicant shall retain an interest in the air rights above Street A to accommodate the residential building over that portion of Street A indicated on the attached Land Use Plan (Exhibit 1). In connection with the dedication of streets, City will grant Applicant easement rights to certain portions of the dedicated streets to accommodate stormwater management and to enable Applicant to perform maintenance responsibilities relating to stormwater management and paving upgrades that exceed the City’s paving standards.

X. Phasing

Applicant must submit a detailed construction phasing plan for review and approval by City staff prior to the approval of the first use permit. The phasing plan for each phase must include:

- Vehicular and pedestrian accessibility and circulation for each phase
- SWM and forestry supporting the level of development at each phase.
- Sufficient parking capacity to support each phase of development.
- Interim site layout

XI. MAINTENANCE RESPONSIBILITIES

A. Sidewalks, open areas, stormwater management facilities in the streets and certain street maintenance responsibilities will be subject to a Declaration of Reciprocal Easements and Covenants ("Declaration") or similar document. Said Declaration will also provide the City and the public with unobstructed public access
across the public open space and sidewalks. The Applicant and the City will enter into the Declaration prior to the issuance of the first occupancy permit. Applicant shall minimize the placement of stormwater management facilities in the street rights-of-way.

B. Applicant will establish and fund a Twinbrook Commons Management Group ("TCMG") or other comparable entity responsible for the maintenance and operations of the sidewalks, Village Green, stormwater management facilities within the street right-of-way, other open spaces, and those improvements to the dedicated streets that are above and beyond the City's standard improvements. The TCMG’s responsibilities shall include, but are not necessarily limited to: snow removal and cleaning of sidewalks; all components associated with landscaping, including but not limited to planting, irrigation and maintenance; sidewalk repair and maintenance; repair and maintenance of special surface treatment within the dedicated streets; coordination with City of community activities and events within the development; and promotion of Twinbrook Community. All non-residential and residential property owners, including condominium owners, will be required to participate in the TCMG.

C. Applicant must grant to the City such easements across the Property as may be necessary to allow for the installation and maintenance of various City-owned improvements, including, but not limited to street lights, street signage, storm drains, parking meters, and traffic signals.

D. The Applicant shall provide the city multiple opportunities for use of the Village Green and other street level open space. Public and private events will be required to follow applicable City Code Requirements. Details on how the Village Green
programming will be coordinated between the City and the applicant shall be submitted with the Use Permit for the Village Green.

XII. ENVIRONMENTAL CONSIDERATION

A. Plans and computations for sediment control, storm water management and road/pedestrian access (privately maintained) and Rockville water and sewer must be reviewed and approved by Rockville Department of Public Works.

B. Water and sewer mains in the WSSD located within the dedicated right-of-way shall be owned and maintained by WSSC.

C. Applicant must address the issue of sewage transmission capacity constraints at the time of use permit review. No building permits will be issued until the WSSC certifies that adequate transmission capacity is available.

D. Applicant shall comply with all conditions detailed in the storm water management concept approval letter dated December 9, 2004 attached hereto as Exhibit 6, as may be amended by the Department of Public Works from time to time

E. If determined necessary by the City's water distribution network study, Applicant will contribute 29% towards the design and implementation of Lewis Avenue water improvements, as delineated in the 1994 Pitometer Report for the City, said improvements consisting of upgrading the 8” water main to 12” in Lewis Avenue from Halpine Road to Edmonston Drive. Details of the contribution shall be finalized during the Use Permit process.

F. All utilities and related appurtenances to be located underground or within buildings.
G. A Forest Conservation Plan (FCP) is required to be submitted for this site for approval by the City Forester demonstrating that a minimum of 85 percent of the tree preservation and planting requirements of the FCP shall be met on site.

H. Applicant shall provide public art in accordance with the provisions of Chapter 4 of the Rockville City Code.

I. Applicant shall certify that noise levels will be at or below 45dBA (Ldn) for apartment interiors for:
   a. The final design and approved acoustical treatment prior to issuance of building permit.
   b. The constructed units to ensure that they meet the standards and have been constructed consistent with the certified design prior to issuance of Occupancy Permits.

The reports must be prepared by an approved acoustical consultant and approved by the Chief of Planning in coordination with the City’s Environmental Specialist and Inspection Services Division, as appropriate.

XIII. ADEQUATE PUBLIC FACILITY DETERMINATION VALIDITY PERIOD

The determinations of adequate public facilities made herein remains valid for a period of twelve (12) years from the effective date of this Resolution. The Mayor and Council may extend the validity period of the adequate public facilities determination prior to its expiration for good cause, taking into consideration the extent to which the project is completed and the degree of development activity that has occurred within the four years preceding the extension request.
XIV. EFFECTIVE DATE

This Resolution and the Approved Preliminary Development Plan shall only be effective upon the latter of the following dates: (a) the effective date of the Annexation of the Property pursuant to Annexation Petition ANX2004-00136, and (b) the effective date of the ordinance adopting Zoning Text Amendment TXT2004-00213, establishing the Twinbrook Metro Performance District Optional Method of Development.

***************

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Mayor and Council at its meeting of April 4, 2005.

Claire F. Funkhouser, CMC, City Clerk
## Twinbrook Commons Recommended Off-Site Mitigation Package

<table>
<thead>
<tr>
<th>Intersection</th>
<th>Improvement</th>
<th>Type</th>
<th>Estimated Cost</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pedestrian</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ardennes Ave./Halpine Rd</td>
<td>Stamped Crosswalks</td>
<td>Pedestrian</td>
<td>$ 160,000</td>
<td>possibility to enhance crosswalks without stamped asphalt to reduce cost</td>
</tr>
<tr>
<td>Chapman Ave./Thompson</td>
<td>Stamped crosswalks at Thompson</td>
<td>Pedestrian</td>
<td>$ 40,000</td>
<td>low priority for TCA</td>
</tr>
<tr>
<td>Halpine Road/Chapman Ave</td>
<td>Raised Intersection</td>
<td>Pedestrian</td>
<td>$ 80,000</td>
<td>possibility to raise intersection without stamped asphalt to reduce cost; high priority for TCA</td>
</tr>
<tr>
<td>Lewis Avenue/ Halpine</td>
<td>Pedestrian Improvements/Crosswalks/Lighting</td>
<td>Pedestrian</td>
<td>$ 50,000</td>
<td>high priority for TCA</td>
</tr>
<tr>
<td>Highwood/ Allison/ Henry</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Twinbrook Pkwy / Ardennes Ave.</td>
<td>Stamped Crosswalks</td>
<td>Pedestrian</td>
<td>$ 160,000</td>
<td>possibility to enhance crosswalks without stamped asphalt to reduce cost</td>
</tr>
<tr>
<td>Twinbrook Pkwy / Chapman Ave.</td>
<td>Remove channelized right</td>
<td>Pedestrian</td>
<td>$ 75,000</td>
<td>low priority for TCA</td>
</tr>
<tr>
<td>Twinbrook Pkwy / Chapman Ave.</td>
<td>Countdown signs</td>
<td>Pedestrian</td>
<td>$ 5,000</td>
<td>high priority for TCA</td>
</tr>
<tr>
<td>Twinbrook Pkwy / Fishers Lane</td>
<td>Countdown signs</td>
<td>Pedestrian</td>
<td>$ 5,000</td>
<td>high priority for TCA</td>
</tr>
<tr>
<td>Bicycle</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Halpine Road</td>
<td>Construct reduced section w/ bike lanes b/t Rockville Pike and Chapman</td>
<td>Bike/Ped.</td>
<td>$ 200,000</td>
<td>low priority for TCA</td>
</tr>
<tr>
<td>Safety/ Traffic Calming</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Edmonston Traffic Calming</td>
<td>Speed humps, pedestrian enhancements, medians</td>
<td>Pedestrian</td>
<td>$ 100,000</td>
<td>Staff will develop the specific locations and projects in conjunction with TCA; high priority for TCA</td>
</tr>
<tr>
<td>Twinbrook Neighborhood Traffic Calming</td>
<td>Pedestrian, Safety, Traffic Calming</td>
<td></td>
<td>$ 150,000</td>
<td>Staff will develop the specific locations and projects in conjunction with TCA; high priority for TCA</td>
</tr>
<tr>
<td>Rockville Pike / Bou Ave.</td>
<td>Re-stripe WB to allow triple lefts in shared lane</td>
<td>Capacity</td>
<td>$ 20,000</td>
<td>low priority for TCA; feel it's too far from the site</td>
</tr>
<tr>
<td>Rockville Pike / Twinbrook Pkwy / Rollins</td>
<td>Add WB right, Re-stripe WB Twibrook Pkwy; look at possibility of WB left</td>
<td>Capacity</td>
<td>$ 250,000</td>
<td>low priority for TCA; feel it's too far from the site</td>
</tr>
<tr>
<td>Capacity</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rolls Ave. / E. Jefferson St.</td>
<td>Add second WB left, restripe WB Rollins</td>
<td>Capacity</td>
<td>$ 255,000</td>
<td>low priority for TCA</td>
</tr>
<tr>
<td>Twinbrook Pkwy / Chapman Ave.</td>
<td>Add second WB right</td>
<td>Capacity</td>
<td>$ 250,000</td>
<td>low priority for TCA</td>
</tr>
<tr>
<td>Twinbrook Pkwy / Parklawn Drive</td>
<td>Re-stripe R/I approach to be shared left/thru and exclusive right turn lanes</td>
<td>Capacity</td>
<td>$ 15,000</td>
<td>low priority for TCA</td>
</tr>
<tr>
<td>Veirs Mill Rd. / Twinbrook Pkwy</td>
<td>Re-stripe NW exclusive thru lane to be a shared left/thru lane</td>
<td>Capacity</td>
<td>$ 25,000</td>
<td>high priority for TCA</td>
</tr>
<tr>
<td>Lewis Ave.</td>
<td>Widen sidewalk on west side and provide street trees and crosswalks</td>
<td>Pedestrian</td>
<td>$ 390,000</td>
<td>Length of sidewalk improvement may be shortened to reduce cost; low priority for TCA</td>
</tr>
<tr>
<td>Rockville Pike / Halpine Road</td>
<td>Add second WB right on Halpine</td>
<td>Capacity</td>
<td>$ 250,000</td>
<td>low priority for TCA</td>
</tr>
<tr>
<td>Rolls Ave.</td>
<td>Re-stripe from E. Jefferson to Rockville Pike</td>
<td>Capacity</td>
<td>$ 25,000</td>
<td>low priority for TCA</td>
</tr>
</tbody>
</table>

### Notes:
1. Recommended phase I improvements shaded grey
2. Seven of the 12 impacted intersections mitigated with this package
3. Of the remaining five impacted intersections, two are being considered for State projects and three were deemed either infeasible or undesirable by staff
4. Bold numbers indicate capacity improvement > 15%
5. Any improvements that cannot be constructed due to ROW constraints, jurisdictional coordination or other reasons, will be replaced with an appropriate project per DPW and in coordination with the Applicant.
1. Village Green

2. Chapman Avenue Type A
   (Located on the north of Halpine Road, west side)

3. Chapman Avenue North of Halpine Road

4. Fishers Lane

5. Street A

6. Streets B & C

Street Sections

THE JBG COMPANIES
FORD, GALLAS AND PARTNERS

Exhibit 5A
TWIN BROOK COMMON
December 9, 2004

EXHIBIT 6

Mr. John Kraus
The JBG Companies
4445 Willard Avenue
Chevy Chase, MD 20815

Subject: Twinbrook Commons Stormwater Management Concept Plan
PDP2004-00009, SMP2005-00022

Dear Mr. Kraus:

Your stormwater management (SWM) concept received on November 30, 2004 for the above referenced site is conditionally approved. This concept plan was previously submitted on January 20, 2004, July 9, 2004, and September 17, 2004. The proposed development on the WMATA Twinbrook METRO site consists of a mixed use of residential, commercial and retail with associated parking on the 26-acre site with an 82-acre contributory drainage area. The site drains into a twin pipe system in Ardennes Avenue that outfalls into a tributary of Rock Creek just east of the intersection of Alsace Lane and Halpine Road.

The SWM concept proposes the following measures for the 26-acre site with an assumed 17.7 impervious acres (not including the adjacent right of way):

1. Overbank Flood Protection ($Q_{P10}$) and Channel Protection Volume ($C_{Pv}$) will be provided in five underground storage vaults located beneath parking garages throughout the site.

2. Water Quality Volume ($W_{Qv}$) shall be provided in various underground structural filtering systems located throughout the site in open areas, drive aisles or beneath garages. The $W_{Qv}$ storage associated with the filtering systems will be located in the storage vaults beneath the garages. Some $W_{Qv}$ may also be provided in two potential bioretention sites located in open space.

3. Recharge Volume ($R_{e_v}$), if feasible, shall be provided in underground pipe systems or beneath the potential bioretention sites. Recharge shall only be required when there is a positive infiltration rate. The total Recharge Volume ($R_{e_v}$) is based upon the soil specific recharge factor and may be subtracted from the total Water Quality Volume ($W_{Qv}$) when it is being treated upstream and separate from main storage vaults.

4. Green roofs may be utilized for commercial buildings. The green roofs will be treated as pervious "green" areas in computations for Runoff Curve Numbers (RCN) and $W_{Qv}$.
This SWM concept is approved subject to the following conditions, which must be addressed at the detailed engineering stage:

1. Provide safe conveyance of storm flows, including the 100-year storm event. In previous SWM concept submittals, improvements to the twin pipe storm drain located under Halpine Road were identified. Improvements may consist of increasing the pipe size under Halpine Road and reconstruction the outfall stabilization. Details of these improvements and any other safe conveyance issues will be resolved during use permit review and detailed engineering review.

2. All SWM facilities must function under gravity flows. Stormwater shall not be pumped out of SWM facilities in order to provide treatment.

3. The underground Water Quality and Recharge facilities shall not be located beneath the pavement of private roads that function as public roads. These facilities may be located in open space, parking areas, and drive aisles.

4. Complete a 100-year floodplain analysis for review and approval by DPW, including any associated floodplain variance required, according to City code, DPW standards, and the City’s Environmental Guidelines.

5. Submit a SWM Easement/Maintenance Agreement signed by the property owners, including WMATA, for review and approval. Approved SWM Easement/Maintenance Agreement must be recorded in the Montgomery County Land Records prior to DPW permit issuance.

6. Submit detailed storm drain and stormwater management plans and computations for approval by DPW. Submit for review and approval the construction estimates, and permit fees associated with the SWM plans. Detailed review of the hydrology and SWM computations will occur at the detailed engineering stage.

7. Post financial security based on the approved construction estimate in a format acceptable to the City Attorney. Approval is coordinated through DPW staff.

8. Submit SMP permit application, permit fees, and SWM Database Sheets associated with the SWM plans for each phase of construction.

9. Provide SWM for each phase of construction. No building permits that allow the creation of impervious area can be issued unless SWM permits have been issued that provide treatment for this area. A SWM concept for specific phases must be submitted for review and approval prior to Use-Permit approval for individual sites within the PDP.
If you have any questions, please contact John Scabis, Civil Engineer II, of my staff at 240-314-8514.

Sincerely,

Susan T. Straus, P.E.
Chief Engineer/Environment

STS/JS/akm

cc: Jeff Cineiro, Johnson Bernat Associates, Inc.
Deane Melander, Planner III
Mark Wessel, Civil Engineer III
John Scabis, Civil Engineer II-Environment
MCDPS, Rick Brush
Permit Plan
Day File
Executive Summary

Hines has submitted a project plan for the assemblage of 1800 and 1818 Chapman Avenue and portions of 1700 Chapman Avenue in Rockville, Maryland. The project (herein referred to as 1800 Chapman Avenue) will consist of a 437-unit multifamily residential building with approximately 5,075 square feet of ground floor retail.

During the June 28, 2022 meeting with the City of Rockville Traffic and Transportation Commission, the Hines team was asked to provide additional information regarding the amount of parking to be provided with the 1800 Chapman Avenue project. The commissioners specifically cited concerns voiced from residents of nearby multifamily buildings regarding the adequacy of the built parking supplies in their communities. The commissioners expressed a desire to see more data that supports and justifies Hines’ requested parking reductions.

This memorandum has been prepared by Kimley-Horn and Associates, Inc., a full-service civil engineering firm, in response to the requests of the commissioners. It provides a comprehensive summary of area parking requirements, Hines’ parking reduction request and supporting arguments, parking demand data that has been collected from a combination of local and national multifamily sites, and best practice research regarding right sizing parking in transit-oriented developments.

Per the City of Rockville Zoning Ordinance, the maximum number of parking spaces the project can provide is 600 spaces. This maximum is based on the Zoning Ordinance ratios of 1 parking space per studio or one-bedroom unit; 1.5 parking spaces per two- or three-bedroom unit; and 77 parking spaces for retail uses, assuming a restaurant with outdoor seating and 12 employees. This reflects a maximum of 523 spaces generated by the residential uses (an average of 1.19 spaces per unit).

Hines is pursuing a 28 percent parking reduction per Section 25.16.03.h.1 of the Zoning Ordinance, desiring to provide 437 parking spaces on site.

The tables below demonstrate the findings of this study and the comprehensive justification for a 28 percent parking reduction.
<table>
<thead>
<tr>
<th>Justification Tier</th>
<th>Rationale</th>
<th>Notes:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Primary Justification</strong></td>
<td>(a) A major point of pedestrian access to the Project is located only approximately 300 feet from the entrance to the Twinbrook Metro Station, and the site is located closer to the Metro Station than any recent redevelopment site.</td>
<td>See Pages 3.</td>
</tr>
<tr>
<td></td>
<td>(b) Several Metrobus and Ride-On bus routes and bus stops are located in the immediate vicinity of the Project. In addition, the Twinbrook Metro Station is a hub for numerous Metrobus and Ride-On bus lines that effectively and efficiently link the Project to the rest of the region. Therefore, the Project is well-served by Metro, Metrobus, and Ride-On bus.</td>
<td>See Pages 4 and 5.</td>
</tr>
<tr>
<td></td>
<td>(c) A WMATA public parking facility fewer than 1,000 feet from a proposed building entrance to the Project stands at the northern end of 1700 Chapman (in this case, fewer than 700 feet from the Project), and contains over 1,000 parking spaces.</td>
<td>See Pages 4 and 5.</td>
</tr>
<tr>
<td></td>
<td>(e) Along Chapman Avenue, the bicycle lane contemplated by the 2017 Bikeway Master Plan that has already been implemented to the south will be continued along the site’s frontage on Chapman Avenue.</td>
<td>See Pages 4 and 5.</td>
</tr>
<tr>
<td></td>
<td>(f) For any other good cause shown.</td>
<td>See Pages 4 to 6 and supplemental justification.</td>
</tr>
<tr>
<td><strong>Supplemental Justification</strong></td>
<td>Local Parking Data – Total Parking Demand</td>
<td>Parking Demand Counts at The Escher, The Galvan, and the Terano indicated that the parking garages were 53 percent, 51 percent, and 47 percent occupied, respectively.</td>
</tr>
<tr>
<td></td>
<td>Local Parking Data – Residential Demand Ratios</td>
<td>Parking Demand Counts at The Escher, The Galvan, and the Terano indicated residential demand ratios of 0.62, 0.90, and 0.83 spaces per unit, respectively.</td>
</tr>
<tr>
<td></td>
<td>National Parking Data</td>
<td>Data from various national sites was reviewed. In all instances, sites in proximity to transit demonstrated less parking demand than code parking ratios in the governing jurisdictions.</td>
</tr>
<tr>
<td></td>
<td>ITE Parking Generation Rates</td>
<td>Considering the appropriate area context, ITE anticipates a parking ratio of 0.71 for dense, multi-use urban areas in proximity to transit.</td>
</tr>
<tr>
<td></td>
<td>Local Region Comparable Parking Ratios</td>
<td>Comparisons with Montgomery County and the City of Alexandria suggest the City of Rockville’s baseline code required parking does not fully capture the effect of transit adjacency and TOD on parking demand.</td>
</tr>
<tr>
<td></td>
<td>Public Parking Supply</td>
<td>The Twinbrook West Garage and parking lots were effectively empty during data collection. This suggests there is ample public supply to satisfy any spillover or latent parking demand generated by the multifamily properties in the area.</td>
</tr>
</tbody>
</table>

Local and national data suggests multifamily sites adjacent to transit are overparked. If the 1800 Chapman Avenue site performed with the same average parking occupancy as the three other sites in the Twinbrook area (i.e. a peak occupancy 50 percent) and was built to the maximum parking ratio, only 300 out of 600 parking spaces would be occupied. Accordingly, 437 parking spaces (the target parking supply with the 28 percent reduction) is sufficient to address even a conservative estimate of parking demand. For example, assuming 1800 Chapman Avenue has similar parking performance as neighboring properties, i.e. a peak parking demand of 0.78 per residential unit, there would be a residential demand for 341 parking spaces, resulting in a surplus of 96 spaces (437 spaces minus 341 spaces). This surplus would be available for retail and other uses during the peak of peaking activity. This demonstrates that the parking supply, even with 28 percent reduction, would still operate with a surplus of available spaces.
Introduction

Hines has submitted a project plan for the assemblage of 1800 and 1818 Chapman Avenue and portions of 1700 Chapman Avenue in Rockville, Maryland. The project (herein referred to as 1800 Chapman Avenue) will consist of a 437-unit multifamily residential building with approximately 5,075 square feet of ground floor retail.

During the June 28, 2022 meeting with the City of Rockville Traffic and Transportation Commission, the Hines team was asked to provide additional information regarding the amount of parking to be provided with the 1800 Chapman Avenue project. The commissioners specifically cited concerns voiced by residents of nearby multifamily buildings regarding the adequacy of the built parking supply in their communities and the commissioners expressed a desire for additional data to support and justify Hines’ requested parking reductions.

The proposed development includes 437 total dwelling units, consisting of 624 total bedrooms, and 5,075 square feet of ground floor retail. The unit breakdown is as follows:

- 48 studio units
- 217 one-bedroom units
- 157 two-bedroom units
- 15 three-bedroom units

15 percent of the dwelling units are planned to be moderately priced dwelling units (MPDUs).

The purpose of this memorandum is to provide a comprehensive summary of area parking requirements, Hines’ reduction request and supporting arguments, parking demand data that have collected from a combination of local and national multifamily sites, and best practice research regarding right sizing parking supply in transit-oriented developments.

Parking Standards

Per the City of Rockville Zoning Ordinance, the maximum number of parking spaces the project can provide is 600 spaces. This maximum is based on the Zoning Ordinance ratios of 1 parking space per studio or one-bedroom unit; 1.5 parking spaces per two- or three-bedroom unit; and 77 parking spaces for retail uses, assuming a restaurant with outdoor seating and 12 employees. This reflects a maximum of 523 spaces generated by the residential uses (an average of 1.19 spaces per unit).

Per the Zoning Ordinance, the parking ratios described above are “maximums, not to be exceeded” and not minimums. The Zoning Ordinance further states “in order to limit excessive off-street parking and encourage parking reductions in the MXTD and MXCD zones, the number of parking spaces to be provided is limited to no more than the standards [described above].”

The Zoning Ordinance includes flexible parking standards which state that “the Mayor and Council, in the approval of a Project Plan, or the Planning Commission in the approval of a site plan within the MXTD, MXCD, MXE, MXNC and PD Zones, have the authority to reduce the required number of parking spaces for uses in the building or buildings to be constructed provided that:

a. A major point of pedestrian access to such building or buildings is within seven-tenths of a mile (3,696 feet) walking distance of a transit station entrance shown on the Washington Metropolitan Area Transit Authority Adopted Regional Rail Transit System; or
b. There are three (3) or more bus routes in the immediate vicinity of the building or buildings; or

c. There is a major public parking facility available to the public within 1,000 feet of a building entrance; or

d. Where the size of the lot is so small that meeting the parking requirement would prevent redevelopment; or

e. Where there is a bikeway in close proximity to the site and the applicant demonstrates that the uses in the proposed development are conducive to bicycle use;

(f) For any other good cause shown."

Reduction Request and Primary Reduction Justification

As part of the Project Plan Statement of Justification, Hines has previously indicated the intent to pursue a 28 percent parking reduction, desiring to provide 437 parking spaces, based on the fact that the plan addresses the applicability of 5 out of the 6 of the above criteria:

(a) A major point of pedestrian access to the Project is located only approximately 300 feet from the entrance to the Twinbrook Metro Station, and the site is located closer to the Metro Station than any recent redevelopment site in the Twinbrook area (See Figure 1)

(b) Several Metrobus and Ride-On bus routes are located in the immediate vicinity of the Project, and the Project is served by conveniently located bus stops. In addition, the Twinbrook Metro Station is a hub for numerous Metrobus and Ride-On bus lines that effectively and efficiently link the Project to the rest of the region. Therefore, the Project is well-served by Metro, Metrobus, and Ride-On bus, all of which will serve to further reduce the demand for parking within the Project itself (See Figure 1).

(c) A WMATA public parking facility fewer than 1,000 feet from a proposed building entrance to the Project stands at the northern end of 1700 Chapman (in this case, fewer than 700 feet from the Project), and contains over 1,000 parking spaces (See Figure 1).

(e) Along Chapman Avenue, the bicycle lane contemplated by the 2017 Bikeway Master Plan that has already been implemented to the south will be continued along the site’s frontage on Chapman Avenue. (See Figure 2). The Project also includes bicycle racks for residents’ use.
(f) The Project is a model transit-oriented development with excellent proximity to Metro and bus service. The Project’s proximity to transit will encourage transit ridership and ease traffic congestion and vehicle-related environmental impacts. In addition, the retail proposed in the Project is not destination retail that is likely to drive traffic or additional parking needs, but rather neighborhood serving retail that is most likely to attract residents in the area who walk or bicycle to the retail uses. Alternative transportation modes such as Uber, Lyft, Capital Bikeshare, scooter rentals, and other alternatives and forms of ridesharing are already ubiquitous, and it is expected that usage of these alternatives will only continue to increase, particularly in urban, transit-proximate areas such as this. Further, the recently adopted Comprehensive Plan encourages further study of reducing parking minimums in order to reduce vehicle miles traveled, and focus
more on movement of people rather than movement of vehicles as demonstrated with the following Comprehensive Plan Actions:

Action 12.4 of the Transportation Element: Recognize, and establish in the review procedures, that congestion standards can be relaxed in specific locations, provided that parking minimums are also reduced and access via non-automobile modes is enhanced.

Action 14.7 of the Transportation Element: Reduce off-street parking requirements to disincentivize driving, especially in mixed-use, high-density, and transit-served areas.

Actions 1.4 of the Housing Element: Identify regulatory approaches to reduce housing costs that balance the competing needs of development, such as amending minimum requirements in exchange for more affordable units or other needs.

Action 22.1 of the Land Use Element: Study potential reductions to minimum parking requirements and other parking measures in order to promote non-vehicular modes of transport, as well as economic development, while ensuring sufficient access for those who to drive by choice or necessity.
Secondary Reduction Justification

In response to comments received by the Traffic and Transportation Commission, Kimley-Horn has prepared supplemental justification for the parking reduction, as requested.

METHODOLOGY

Kimley-Horn used the following methodology to research and review parking demand for multifamily mixed uses sites:

1. Local parking demand counts at three nearby multifamily residential sites
   a. Collected Weekday morning (around 10AM), Weekday Midday (around 1PM), Weekday Afternoon (around 4PM), Weekday Evening (around 7PM), and Weekday overnight/late evening (10PM)
2. National parking demand research at over eighty multifamily residential sites in Raleigh, Denver, Maryland, and Virginia
4. Local parking demand public parking facilities (Twinbrook Metrorail west garage and west parking lot
   a. Collected Weekday morning (around 10AM), Weekday Midday (around 1PM), Weekday Afternoon (around 4PM), Weekday Evening (around 7PM), and Weekday overnight/late evening (10PM)

LOCAL PARKING DEMAND OBSERVATIONS

Kimley-Horn conducted a field review of existing parking garages at three comparable multifamily residential sites in Rockville as shown in Figure 3. Weekday observations occurred July 7th to July 8th, 2022 during the morning, midday, afternoon, evening, and overnight/late evening parking periods. Data was collected manually by a trained professional visiting and monitoring each parking site.

The sites were determined in coordination with Hines to represent facilities that have similar aspects to the proposed development. The locations where parking observations were taken are described in Table 1. All sites are within a ¼-mile walking distance of the Twinbrook Metro Station. The Escher and Galvan at Twinbrook locations are immediately adjacent to 1800 Chapman Avenue.

<table>
<thead>
<tr>
<th>Property Name</th>
<th>Address</th>
<th>Studio</th>
<th>1BR</th>
<th>2BR</th>
<th>3BR</th>
<th>Total Units</th>
<th>Retail Year Completed</th>
<th>Occupancy (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Escher</td>
<td>1900 Chapman Ave, Rockville</td>
<td>212</td>
<td>107</td>
<td>319</td>
<td>5,152</td>
<td>2018</td>
<td>97%</td>
<td></td>
</tr>
<tr>
<td>Galvan at Twinbrook</td>
<td>1801 Chapman Ave, Rockville</td>
<td>0</td>
<td>210</td>
<td>146</td>
<td>0</td>
<td>356</td>
<td>2015</td>
<td>96%</td>
</tr>
<tr>
<td>The Terano Apartments</td>
<td>5720 Fishers Ln, Rockville</td>
<td>8</td>
<td>125</td>
<td>81</td>
<td>0</td>
<td>214</td>
<td>2015</td>
<td>94%</td>
</tr>
</tbody>
</table>

The maximum parking per Zoning Ordinance and the approved parking for each site is shown in Table 2. It is noted that reductions of multifamily parking supply have precedence in the Twinbrook Metrorail Station area. The Galvan was approved for a 45 percent parking reduction. Twinbrook Quarter, another to be developed site, was approved for a 43 percent parking reduction. 1800 Chapman Avenue is located as close or closer in proximity to the metrorail station than these sites and is seeking a lower parking reduction.
Figure 3: Data Collection Locations
Table 2: Parking Requirements and Built Supply

<table>
<thead>
<tr>
<th>Property Name</th>
<th>Address</th>
<th>Code Identified Maximum Parking</th>
<th>Approved Parking Spaces per unit</th>
<th>Parking Requirement surplus / deficit</th>
<th>Approved Reduction</th>
</tr>
</thead>
<tbody>
<tr>
<td>Escher</td>
<td>1900 Chapman Ave, Rockville</td>
<td>391</td>
<td>391</td>
<td>0</td>
<td>n/a</td>
</tr>
<tr>
<td>Galvan at Twinbrook</td>
<td>1801 Chapman Ave, Rockville</td>
<td>1,146</td>
<td>634</td>
<td>-512</td>
<td>45%</td>
</tr>
<tr>
<td>The Terano Apartments</td>
<td>5720 Fishers Ln, Rockville</td>
<td>392</td>
<td>392</td>
<td>0</td>
<td>n/a</td>
</tr>
</tbody>
</table>

Total Parking Demand

Observed total parking demand, inclusive of residential and retail parking, was compared to the approved parking supply as shown in Tables 3 to Table 7.

Table 3: Local Parking Demand Comparison Sites – Weekday Morning Observed Total Parking Occupancy

<table>
<thead>
<tr>
<th>Property Name</th>
<th>Address</th>
<th>Period Collected Start Time</th>
<th>Empty Spaces</th>
<th>Occupied Spaces / Parked Cars</th>
<th>Approved Supply</th>
<th>Parking Occupancy %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Escher</td>
<td>1900 Chapman Ave, Rockville</td>
<td>Morning 10:00 AM</td>
<td>246</td>
<td>145</td>
<td>391</td>
<td>37%</td>
</tr>
<tr>
<td>Galvan at Twinbrook</td>
<td>1801 Chapman Ave, Rockville</td>
<td>Morning 10:00 AM</td>
<td>373</td>
<td>261</td>
<td>634</td>
<td>41%</td>
</tr>
<tr>
<td>The Terano Apartments</td>
<td>5720 Fishers Ln, Rockville</td>
<td>Morning 10:00 AM</td>
<td>239</td>
<td>153</td>
<td>392</td>
<td>39%</td>
</tr>
</tbody>
</table>

Based on observations at local sites, on weekday mornings, Twinbrook area parking demand occupancy in mixed use garages range from 37 to 41 percent. The average parking occupancy was observed to be 39 percent resulting in 239 to 373 unoccupied parking spaces depending on the garage.

Table 4: Local Parking Demand Comparison Sites – Weekday Midday Observed Total Parking Occupancy

<table>
<thead>
<tr>
<th>Property Name</th>
<th>Address</th>
<th>Period Collected Start Time</th>
<th>Empty Spaces</th>
<th>Occupied Spaces / Parked Cars</th>
<th>Approved Supply</th>
<th>Parking Occupancy %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Escher</td>
<td>1900 Chapman Ave, Rockville</td>
<td>Midday 1:00 PM</td>
<td>250</td>
<td>141</td>
<td>391</td>
<td>36%</td>
</tr>
<tr>
<td>Galvan at Twinbrook</td>
<td>1801 Chapman Ave, Rockville</td>
<td>Midday 1:00 PM</td>
<td>361</td>
<td>273</td>
<td>634</td>
<td>43%</td>
</tr>
<tr>
<td>The Terano Apartments</td>
<td>5720 Fishers Ln, Rockville</td>
<td>Midday 1:00 PM</td>
<td>242</td>
<td>150</td>
<td>392</td>
<td>37%</td>
</tr>
</tbody>
</table>

Based on observations at local sites, on weekday midday hours, Twinbrook area parking demand occupancy in mixed use garages range from 36 to 43 percent. The average parking occupancy was observed to be 39 percent resulting in 242 to 361 unoccupied parking spaces depending on the garage.
Table 5: Local Parking Demand Comparison Sites – Weekday Afternoon Observed Total Parking Occupancy

<table>
<thead>
<tr>
<th>Property Name</th>
<th>Address</th>
<th>Period Collected Start Time</th>
<th>Empty Spaces</th>
<th>Occupied Spaces / Parked Cars</th>
<th>Approved Supply</th>
<th>Parking Occupancy %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Escher</td>
<td>1900 Chapman Ave, Rockville</td>
<td>Afternoon 4:00 PM</td>
<td>220</td>
<td>171</td>
<td>391</td>
<td>44%</td>
</tr>
<tr>
<td>Galvan at Twinbrook</td>
<td>1801 Chapman Ave, Rockville</td>
<td>Afternoon 4:00 PM</td>
<td>350</td>
<td>284</td>
<td>634</td>
<td>45%</td>
</tr>
<tr>
<td>The Terano Apartments</td>
<td>5720 Fishers Ln, Rockville</td>
<td>Afternoon 4:00 PM</td>
<td>246</td>
<td>146</td>
<td>392</td>
<td>37%</td>
</tr>
</tbody>
</table>

Based on observations at local sites, on weekday afternoon hours, Twinbrook area parking demand occupancy in mixed use garages range from 37 to 45 percent. *The average parking occupancy was observed to be 43.5 percent resulting in 246 to 350 unoccupied parking spaces depending on the garage.*

Table 6: Local Parking Demand Comparison Sites – Weekday Evening Observed Total Parking Occupancy

<table>
<thead>
<tr>
<th>Property Name</th>
<th>Address</th>
<th>Period Collected Start Time</th>
<th>Empty Spaces</th>
<th>Occupied Spaces / Parked Cars</th>
<th>Approved Supply</th>
<th>Parking Occupancy %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Escher</td>
<td>1900 Chapman Ave, Rockville</td>
<td>Evening 7:00 PM</td>
<td>217</td>
<td>174</td>
<td>391</td>
<td>45%</td>
</tr>
<tr>
<td>Galvan at Twinbrook</td>
<td>1801 Chapman Ave, Rockville</td>
<td>Evening 7:00 PM</td>
<td>325</td>
<td>309</td>
<td>634</td>
<td>49%</td>
</tr>
<tr>
<td>The Terano Apartments</td>
<td>5720 Fishers Ln, Rockville</td>
<td>Evening 7:00 PM</td>
<td>226</td>
<td>166</td>
<td>392</td>
<td>42%</td>
</tr>
</tbody>
</table>

Based on observations at local sites, on weekday evening hours, Twinbrook area parking demand occupancy in mixed use garages range from 42 to 49 percent. *The average parking occupancy was observed to be 45 percent resulting in 217 to 325 unoccupied parking spaces depending on the garage.*

Table 7: Local Parking Demand Comparison Sites – Weekday Late Night Observed Total Parking Occupancy

<table>
<thead>
<tr>
<th>Property Name</th>
<th>Address</th>
<th>Period Collected Start Time</th>
<th>Empty Spaces</th>
<th>Occupied Spaces / Parked Cars</th>
<th>Approved Supply</th>
<th>Parking Occupancy %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Escher</td>
<td>1900 Chapman Ave, Rockville</td>
<td>Late Night 10:00 PM</td>
<td>185</td>
<td>206</td>
<td>391</td>
<td>53%</td>
</tr>
<tr>
<td>Galvan at Twinbrook</td>
<td>1801 Chapman Ave, Rockville</td>
<td>Late Night 10:00 PM</td>
<td>313</td>
<td>321</td>
<td>634</td>
<td>51%</td>
</tr>
<tr>
<td>The Terano Apartments</td>
<td>5720 Fishers Ln, Rockville</td>
<td>Late Night 10:00 PM</td>
<td>207</td>
<td>185</td>
<td>392</td>
<td>47%</td>
</tr>
</tbody>
</table>

Based on observations at local sites, overnight on weekday, Twinbrook area parking demand occupancy in mixed use garages range from 47 to 53 percent. The average parking occupancy was observed to be 50 percent resulting in 185 to 313 unoccupied parking spaces depending on the garage.
Residential Parking Demand

The Zoning Ordinance maximum residential parking spaces, based on unit count and bedroom type, are provided in Table 2. The weighted average maximum parking ratio is calculated as 1.19 spaces per unit.

<table>
<thead>
<tr>
<th>Property Name</th>
<th>Address</th>
<th>Maximum Residential Parking Ratio per Unit**</th>
<th>Maximum Residential Parking Spaces *</th>
<th>Approved Residential Ratio per Unit**</th>
<th>Approved Residential Parking Spaces per Unit**</th>
</tr>
</thead>
<tbody>
<tr>
<td>Escher</td>
<td>1900 Chapman Ave, Rockville</td>
<td>1.17</td>
<td>373</td>
<td>1.17</td>
<td>373</td>
</tr>
<tr>
<td>Galvan at Twinbrook</td>
<td>1801 Chapman Ave, Rockville</td>
<td>1.21</td>
<td>429</td>
<td>0.66</td>
<td>236</td>
</tr>
<tr>
<td>The Terano Apartments</td>
<td>5720 Fishers Ln, Rockville</td>
<td>1.2</td>
<td>255</td>
<td>1.2</td>
<td>255</td>
</tr>
</tbody>
</table>

*Average based on unit mix
**Average based on unit mix and estimated proportion of approved parking determined by residential component

Observed parking demand at the local sites, based only on the residential component of parking, is shown in Tables 8-12.

Table 8: Local Parking Demand Comparison Sites – Weekday Morning Observed Residential Parking Demand

<table>
<thead>
<tr>
<th>Property Name</th>
<th>Address</th>
<th>Period Collected Start Time</th>
<th>Empty Residential Spaces</th>
<th>Occupied Residential Spaces / Parked Cars</th>
<th>Approved Residential Spaces</th>
<th>Residential Parking Occupancy %</th>
<th>Parking Demand Ratio per Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Escher</td>
<td>1900 Chapman Ave, Rockville</td>
<td>Morning 10:00 AM</td>
<td>237</td>
<td>136</td>
<td>373</td>
<td>36%</td>
<td>0.43</td>
</tr>
<tr>
<td>Galvan at Twinbrook</td>
<td>1801 Chapman Ave, Rockville</td>
<td>Morning 10:00 AM</td>
<td>8</td>
<td>228</td>
<td>236</td>
<td>97%</td>
<td>0.64</td>
</tr>
<tr>
<td>The Terano Apartments</td>
<td>5720 Fishers Ln, Rockville</td>
<td>Morning 10:00 AM</td>
<td>102</td>
<td>153</td>
<td>255</td>
<td>60%</td>
<td>0.71</td>
</tr>
</tbody>
</table>

Based on observations at local sites, on weekday mornings, Twinbrook area multifamily residential parking demand ratios range from 0.43 to 0.71 spaces per unit. An average residential parking demand ratio of 0.59 spaces per unit (i.e. average residential parking occupancy of 64 percent) was also calculated.

Table 9: Local Parking Demand Comparison Sites – Weekday Midday Observed Residential Parking Demand

<table>
<thead>
<tr>
<th>Property Name</th>
<th>Address</th>
<th>Period Collected Start Time</th>
<th>Empty Residential Spaces</th>
<th>Occupied Residential Spaces / Parked Cars</th>
<th>Approved Residential Spaces</th>
<th>Residential Parking Occupancy %</th>
<th>Parking Demand Ratio per Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Escher</td>
<td>1900 Chapman Ave, Rockville</td>
<td>Midday 1:00 PM</td>
<td>244</td>
<td>129</td>
<td>373</td>
<td>35%</td>
<td>0.40</td>
</tr>
<tr>
<td>Galvan at Twinbrook</td>
<td>1801 Chapman Ave, Rockville</td>
<td>Midday 1:00 PM</td>
<td>0</td>
<td>238</td>
<td>236</td>
<td>101%</td>
<td>0.67</td>
</tr>
<tr>
<td>The Terano Apartments</td>
<td>5720 Fishers Ln, Rockville</td>
<td>Midday 1:00 PM</td>
<td>105</td>
<td>150</td>
<td>255</td>
<td>59%</td>
<td>0.70</td>
</tr>
</tbody>
</table>
Based on observations at local sites, on weekday midday hours Twinbrook area multifamily residential parking demand ratios range from 0.40 to 0.70 spaces per unit. An average residential parking demand ratio of 0.59 spaces per unit (i.e. average residential parking occupancy of 65 percent) was also calculated.

Table 10: Local Parking Demand Comparison Sites – Weekday Afternoon Observed Residential Parking Demand

<table>
<thead>
<tr>
<th>Property Name</th>
<th>Address</th>
<th>Period Collected Start Time</th>
<th>Empty Residential Spaces</th>
<th>Occupied Residential Spaces / Parked Cars</th>
<th>Approved Residential Spaces</th>
<th>Residential Parking Occupancy %</th>
<th>Parking Demand Ratio per unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Escher</td>
<td>1900 Chapman Ave, Rockville</td>
<td>Afternoon 4:00 PM</td>
<td>213</td>
<td>160</td>
<td>373</td>
<td>43%</td>
<td>0.5</td>
</tr>
<tr>
<td>Galvan at Twinbrook</td>
<td>1801 Chapman Ave, Rockville</td>
<td>Afternoon 4:00 PM</td>
<td>0</td>
<td>249</td>
<td>236</td>
<td>106%</td>
<td>0.7</td>
</tr>
<tr>
<td>The Terano Apartments</td>
<td>5720 Fishers Ln, Rockville</td>
<td>Afternoon 4:00 PM</td>
<td>115</td>
<td>140</td>
<td>255</td>
<td>55%</td>
<td>0.65</td>
</tr>
</tbody>
</table>

Based on observations at local sites, on weekday afternoons Twinbrook area multifamily residential parking demand ratios range from 0.5 to 0.7 spaces per unit. An average residential parking demand ratio of 0.62 spaces per unit and average residential parking occupancy of 76 percent was also calculated.

Table 11: Local Parking Demand Comparison Sites – Weekday Evening Observed Residential Parking Demand

<table>
<thead>
<tr>
<th>Property Name</th>
<th>Address</th>
<th>Period Collected Start Time</th>
<th>Empty Residential Spaces</th>
<th>Occupied Residential Spaces / Parked Cars</th>
<th>Approved Residential Spaces</th>
<th>Residential Parking Occupancy %</th>
<th>Parking Demand Ratio per unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Escher</td>
<td>1900 Chapman Ave, Rockville</td>
<td>Evening 7:00 PM</td>
<td>207</td>
<td>166</td>
<td>373</td>
<td>45%</td>
<td>0.52</td>
</tr>
<tr>
<td>Galvan at Twinbrook</td>
<td>1801 Chapman Ave, Rockville</td>
<td>Evening 7:00 PM</td>
<td>0</td>
<td>286</td>
<td>236</td>
<td>121%</td>
<td>0.8</td>
</tr>
<tr>
<td>The Terano Apartments</td>
<td>5720 Fishers Ln, Rockville</td>
<td>Evening 7:00 PM</td>
<td>98</td>
<td>157</td>
<td>255</td>
<td>62%</td>
<td>0.73</td>
</tr>
</tbody>
</table>

Based on observations at local sites, on weekday evenings Twinbrook area multifamily residential parking demand ratios range from 0.52 to 0.8 spaces per unit. An average residential parking demand ratio of 0.68 spaces per unit and average residential parking occupancy of 69 percent was also calculated.

Table 12: Local Parking Demand Comparison Sites – Weekday Late Night Observed Residential Parking Demand

<table>
<thead>
<tr>
<th>Property Name</th>
<th>Address</th>
<th>Period Collected Start Time</th>
<th>Empty Residential Spaces</th>
<th>Occupied Residential Spaces / Parked Cars</th>
<th>Approved Residential Spaces</th>
<th>Residential Parking Occupancy %</th>
<th>Parking Demand Ratio per unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Escher</td>
<td>1900 Chapman Ave, Rockville</td>
<td>Late Night 10:00 PM</td>
<td>175</td>
<td>198</td>
<td>373</td>
<td>53%</td>
<td>0.62</td>
</tr>
<tr>
<td>Galvan at Twinbrook</td>
<td>1801 Chapman Ave, Rockville</td>
<td>Late Night 10:00 PM</td>
<td>0</td>
<td>320</td>
<td>236</td>
<td>136%</td>
<td>0.9</td>
</tr>
<tr>
<td>The Terano Apartments</td>
<td>5720 Fishers Ln, Rockville</td>
<td>Late Night 10:00 PM</td>
<td>77</td>
<td>178</td>
<td>255</td>
<td>70%</td>
<td>0.83</td>
</tr>
</tbody>
</table>
Based on observations at local sites, overnight Twinbrook area multifamily residential parking demand ratios range from 0.62 to 0.9 spaces per unit. An average residential parking demand ratio of 0.78 spaces per unit and average residential parking occupancy of 86 percent was also calculated.

**Local Parking Demand Data Summary**

When considering total parking supply and demand in the evaluated mixed-use garages, inclusive of retail and residential components, parking demand peaks overnight with a parking occupancy of 50 percent.

Based on local parking data, the multifamily residential parking demand peaks overnight and results in average parking demand ratios of **0.78 spaces per unit**. This peak average parking demand ratio is 34 percent less than the calculated average 1.19 spaces per unit maximum parking ratio.

The above findings suggests that area garages have an abundance of parking, particularly when considering the fact that retail parking could be made available for residential use during the late-night hours. The majority of parking in the Galvan garage are unreserved, for example, creating a larger supply of spaces as needed to satisfy additional residential demand. **This suggests that the 28 reduction in parking could be provided at 1800 Chapman Avenue without creating a supply-demand issue.**

**NATIONAL PARKING DEMAND OBSERVATIONS**

Kimley-Horn reviewed a national database of parking demand at comparable multifamily residential sites as described in Tables 13 to 15.

**Denver, Colorado**

In late 2019 and early 2020, the Regional Transportation District (RTD) of Metro Denver, Colorado, surveyed property managers, counted parking supply and demand, and analyzed findings from **86 developments within a 10-minute walk of a bus rapid transit or train station**. Per RTD’s analysis of peak parking demand, market-rate properties provide 40 percent more parking than residents use, and income-restricted properties provide 50 percent more parking than residents use. Data from the Metro Denver study is presented in Table 13.

**Table 13: National Parking Demand Comparison Sites (Metro Denver)**

<table>
<thead>
<tr>
<th>Income Level</th>
<th># of Properties</th>
<th>Units</th>
<th>Parking Spaces</th>
<th>Spaces per Unit</th>
<th>Parking Demand per Unit</th>
<th>Parking Occupancy</th>
</tr>
</thead>
<tbody>
<tr>
<td>All</td>
<td>86</td>
<td>25,333</td>
<td>30,478</td>
<td>1.2</td>
<td>.70</td>
<td>58%</td>
</tr>
<tr>
<td>Market Rate</td>
<td>65</td>
<td>19,850</td>
<td>24,462</td>
<td>1.23</td>
<td>.74</td>
<td>60%</td>
</tr>
<tr>
<td>Mixed Income</td>
<td>5</td>
<td>985</td>
<td>845</td>
<td>0.86</td>
<td>.49</td>
<td>57%</td>
</tr>
<tr>
<td>Income Restricted</td>
<td>16</td>
<td>1,587</td>
<td>1,135</td>
<td>0.72</td>
<td>.36</td>
<td>50%</td>
</tr>
</tbody>
</table>

The reported parking demand ratios ranged from **0.36 to 0.70** spaces per unit compared to the built parking ratio which ranges from 0.72 to 1.23 and parking occupancy peaked at 60 percent. The parking demands ratios are significantly less than the calculated average maximum 1.19 spaces per unit parking ratio.

**Bethesda, Maryland**

Data from Bethesda, MD is presented in Table 14. All sites are within walking distance of the Bethesda Metrorail station and well served by local and regional bus routes.
Table 14: National Parking Demand Comparison Sites (Bethesda, MD)

<table>
<thead>
<tr>
<th>Address</th>
<th>Residential Property</th>
<th>Residential Units</th>
<th>Units Occupied</th>
<th>Parking Spaces</th>
<th>Spaces/ Unit</th>
<th>Pkg Permits/ Units Occ</th>
</tr>
</thead>
<tbody>
<tr>
<td>4918 St. Elmo Ave.</td>
<td>Bainbridge Apts.</td>
<td>201</td>
<td>188</td>
<td>202</td>
<td>1.00</td>
<td>1.01</td>
</tr>
<tr>
<td>100 Commerce Lane</td>
<td>Element 28 Apartments</td>
<td>101</td>
<td>25</td>
<td>70</td>
<td>0.69</td>
<td>1.00</td>
</tr>
<tr>
<td>4800 Auburn Avenue</td>
<td>Gallery Residential</td>
<td>234</td>
<td>206</td>
<td>208</td>
<td>0.89</td>
<td>0.65</td>
</tr>
<tr>
<td>7707 Wisconsin Ave</td>
<td>Whitney Apartments</td>
<td>253</td>
<td>233</td>
<td>300</td>
<td>1.19</td>
<td>0.86</td>
</tr>
</tbody>
</table>

The reported parking ratios ranged from 0.69 to 1.19 spaces per unit, with a weighted average of 0.98 spaces per unit. With respect to the number of leased parking permits per occupied unit the ratio ranges from 0.65 to 1.01, with a weighted average of 0.84 leased spaces per unit. These ratios are significantly less than the calculated average maximum 1.19 spaces per unit parking ratio.

Arlington County, Virginia

Data from multifamily in Arlington County, VA are presented in Table 15. These sites are in walking distance to Columbia Pike, which as of 2019 was identified as the busiest bus corridor in Northern Virginia based on the daily ridership and number of bus routes that traverse the corridor. The sites are not, however, in proximity to high-capacity transit.

Table 15: National Parking Demand Comparison Sites (Arlington County, VA)

<table>
<thead>
<tr>
<th>Site</th>
<th>Units</th>
<th>Parking Supply</th>
<th>Spaces per Unit</th>
<th>Parking Demand</th>
<th>Parking Occupancy Percentage</th>
<th>Parking Demand Ratio per unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dorchester Towers</td>
<td>264</td>
<td>273</td>
<td>1.03</td>
<td>268</td>
<td>98%</td>
<td>1.02</td>
</tr>
<tr>
<td>Arlington View Terrace</td>
<td>77</td>
<td>90</td>
<td>1.17</td>
<td>47</td>
<td>52%</td>
<td>0.61</td>
</tr>
<tr>
<td>Oakland Apartments</td>
<td>245</td>
<td>246</td>
<td>1.00</td>
<td>245</td>
<td>100%</td>
<td>1.00</td>
</tr>
<tr>
<td>The Whitmore</td>
<td>218</td>
<td>284</td>
<td>1.30</td>
<td>237</td>
<td>83%</td>
<td>1.09</td>
</tr>
<tr>
<td>The Fields</td>
<td>199</td>
<td>246</td>
<td>1.24</td>
<td>202</td>
<td>82%</td>
<td>1.02</td>
</tr>
<tr>
<td>Monterey</td>
<td>109</td>
<td>134</td>
<td>1.23</td>
<td>106</td>
<td>79%</td>
<td>0.97</td>
</tr>
</tbody>
</table>

The reported parking ratios ranged from 1.00 to 1.30 spaces per unit, with a weighted average of 1.14 spaces per unit. With respect to parking demand, the ratio ranges from 0.61 to 1.09, with a weighted average of 1.00 parking space demand per unit. The ratios are less than the calculated average maximum 1.19 spaces per unit parking ratio.

National Parking Demand Data Summary

The national parking data indicates parking demand ratios of .70 to .98 spaces per unit at sites in proximity to high-capacity transit. This demand ratio range is **18 to 41 percent less** than the calculated maximum average 1.19 spaces parking ratio.

The above findings suggest that when high-capacity transit is a viable travel option, area parking demand decreases. **It also suggests that the 28 reduction in parking could be provided at 1800 Chapman Avenue without creating a supply-demand issue.**

**ITE PARKING DEMAND**

For additional national context, Kimley-Horn reviewed the most recent published data on parking demand for multifamily residential developments including ITE’s Parking Generation, 5th Edition (2019).

**ITE Parking Generation Manual**

The ITE Parking Generation Manual, 5th Edition, was used to determine parking ratios for comparable multifamily developments. Specifically, land use code 221 (mid-rise) was reviewed in this evaluation. This is the same and use code used in the previously submitted traffic impact study for the site. The parking demand ratios in Table 16 reflect different community types and proximities to transit. The most
applicable ratio reflects dense multi-use urban settings less than ½ mile to rail transit as bolded and underlined in the table. The ITE parking ratios for the urban mid-rise multifamily residential land use type (0.71) is 41 percent less than maximum parking ratio.

Table 16: ITE Parking Generation Manual Demand Ratios

<table>
<thead>
<tr>
<th>Land Use Code</th>
<th>Setting</th>
<th>Land Use</th>
<th>Parking Demand Ratio per unit</th>
<th>Parking Demand Ratio per bedroom</th>
</tr>
</thead>
<tbody>
<tr>
<td>221</td>
<td>General Urban/Suburban</td>
<td>Mid-rise (no nearby transit)</td>
<td>1.31</td>
<td>0.75</td>
</tr>
<tr>
<td>221</td>
<td>General Urban/Suburban</td>
<td>Mid-rise (&lt;1/2 mile to transit)</td>
<td>1.12</td>
<td>0.61</td>
</tr>
<tr>
<td>221</td>
<td>Dense Multi-Use Urban</td>
<td>Mid-rise (no nearby transit)</td>
<td>0.90</td>
<td>0.48</td>
</tr>
<tr>
<td>221</td>
<td>Dense Multi-Use Urban</td>
<td>Mid-rise (&lt;1/2 mile to transit)</td>
<td>0.71</td>
<td>0.50</td>
</tr>
</tbody>
</table>

Local Region Parking Ratio Comparison

Regional parking ratios were compared using Montgomery County and the City of Alexandria as case examples. The results show that the City of Rockville code required parking is closer to the parking ratios that do not consider transit adjacency. When transit adjacencies are considered, other regional jurisdictions reduced the required parking by approximately 19 to 25 percent. This is in line with the 28 percent parking reduction sought after by Hines.

Table 17: Local Region Residential Parking Comparison

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>No. of Units</th>
<th>City of Rockville Code</th>
<th>Montgomery County Baseline Minimum</th>
<th>Montgomery County Baseline Minimum in Reduced Parking Area*</th>
<th>City of Alexandria**</th>
<th>City of Alexandria within 0.5 mile of Metrorail Walkshed**</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Ratio per unit</td>
<td>Ratio per unit</td>
<td>Ratio per unit</td>
<td></td>
<td>Ratio per unit</td>
</tr>
<tr>
<td></td>
<td></td>
<td>No. of spaces</td>
<td>No. of spaces</td>
<td>No. of spaces</td>
<td></td>
<td>No. of spaces</td>
</tr>
<tr>
<td>Studio</td>
<td>48</td>
<td>1</td>
<td>48</td>
<td>1</td>
<td>48</td>
<td>.85</td>
</tr>
<tr>
<td>One Bedroom</td>
<td>217</td>
<td>1</td>
<td>217</td>
<td>1.25</td>
<td>271</td>
<td>.85</td>
</tr>
<tr>
<td>Two Bedroom</td>
<td>157</td>
<td>1.5</td>
<td>236</td>
<td>1.5</td>
<td>236</td>
<td>.85</td>
</tr>
<tr>
<td>Three Bedroom</td>
<td>15</td>
<td>1.5</td>
<td>20</td>
<td>2.0</td>
<td>30</td>
<td>.85</td>
</tr>
<tr>
<td>Total</td>
<td>437</td>
<td>1.2</td>
<td>523</td>
<td>1.34</td>
<td>585</td>
<td>.85</td>
</tr>
</tbody>
</table>

* Montgomery County permits additional reductions beyond these minimums, for example for MPDUs and for "unbundling" spaces (i.e., leasing parking spaces separately from units)
**Assumes a 15 percent walkability credit
Additional Parking Considerations

OFF STREET PUBLIC PARKING

The study team evaluated the parking demand at the nearby Twinbrook Metrorail Station west parking garage and west parking lot. The basis for this evaluation was that these parking facilities are publicly available and could be used by residents of the nearby multifamily communities. The Twinbrook west garage has a supply of 432 spaces and the west parking lot has a supply of 164 spaces. The observed parking demand is shown in Figures 4 and 5. As shown, the garage is effectively empty, and the parking lot has a peak occupancy of 32 percent. This suggests that there is ample off-street public parking that can satisfy any spillover or latent parking demand coming from residential communities. It is noted that this finding does not consider the ample parking that is likely available in the east garage and east lot (which combined include a supply of approximately 501 parking spaces).

![Occupied Spaces - Twinbrook Metro West Garage](image1)

*Figure 4: Twinbrook Metro West Garage Parking Demand*

![Occupied Spaces - Twinbrook West Parking Lot](image2)

*Figure 5: Twinbrook Metro West Lot Parking Demand*
ON-STREET PUBLIC PARKING CONSIDERATIONS

The study team evaluated the parking demand along the residential streets on the east side of the metrorail tracks (Halpine Road, Lemay Road, Holland Road, and Vandergrift Avenue) as shown in Figure 6. The purpose of this review was to determine how many cars were parked along area streets and to determine if additional considerations are needed to prevent unmet multifamily parking demand from spilling over into the neighborhood streets. The number of parking spaces was based on field measurements and an assumed parking space requirement of 18 to 22 feet per parked car.

Figure 6: On-Street Parking Occupancy Data Collection Area

The observed parking demand is shown in Table 18. It does not appear as though multifamily parking demand is spilling over to these single-family streets in any appreciable way. The data suggest available parking along each street. The streets appear to have ample capacity and the previous data indicated that there is not much unmet parking demand coming from the multifamily buildings that wouldn’t otherwise be satisfied by the retail component of the parking supply of the off-street public parking facilities.

Table 18: On-Street Parking Counts

<table>
<thead>
<tr>
<th>Time</th>
<th>Halpine Road from Ardennes Avenue to Dead End (56 spaces)</th>
<th>Lemay Road from Holland Road to Vandergrift Avenue (25 spaces)</th>
<th>Holland Road from Ardennes Avenue to Dead End (49 spaces)</th>
<th>Vandergrift Avenue from Ardennes Avenue to Rockland Avenue (57 spaces)</th>
</tr>
</thead>
<tbody>
<tr>
<td>10:00 AM</td>
<td>13%</td>
<td>16%</td>
<td>29%</td>
<td>35%</td>
</tr>
<tr>
<td>1:00 PM</td>
<td>16%</td>
<td>16%</td>
<td>18%</td>
<td>30%</td>
</tr>
<tr>
<td>4:00 PM</td>
<td>9%</td>
<td>20%</td>
<td>31%</td>
<td>40%</td>
</tr>
<tr>
<td>7:00 PM</td>
<td>13%</td>
<td>20%</td>
<td>27%</td>
<td>42%</td>
</tr>
<tr>
<td>10:00 PM</td>
<td>18%</td>
<td>28%</td>
<td>37%</td>
<td>54%</td>
</tr>
</tbody>
</table>
Parking Ratio Right Sizing

Table 19 explores an example of parking ratio right sizing that would be appropriate at 1800 Chapman Avenue based on the previous findings.

Table 19: Example Right Sizing of Parking – by Unit

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>No. of Units</th>
<th>City of Rockville Code</th>
<th>Local Parking Data</th>
<th>National Parking Data</th>
<th>ITE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Ratio per unit</td>
<td>No. of spaces</td>
<td>Ratio per unit</td>
<td>No. of spaces</td>
</tr>
<tr>
<td>Studio</td>
<td>48</td>
<td>1</td>
<td>48</td>
<td>.78</td>
<td>38</td>
</tr>
<tr>
<td>One Bedroom</td>
<td>217</td>
<td>1</td>
<td>217</td>
<td>.78</td>
<td>169</td>
</tr>
<tr>
<td>Two Bedroom</td>
<td>157</td>
<td>1.5</td>
<td>236</td>
<td>.78</td>
<td>122</td>
</tr>
<tr>
<td>Three Bedroom</td>
<td>15</td>
<td>1.5</td>
<td>23</td>
<td>.78</td>
<td>12</td>
</tr>
<tr>
<td>Total</td>
<td>437</td>
<td>1.2</td>
<td>523</td>
<td>.78</td>
<td>341</td>
</tr>
</tbody>
</table>

Local parking demand data suggests that transit adjacent residential properties in the Twinbrook area have, on average, a parking demand of approximately 0.78 per unit. National data suggests parking demand range of 0.70 to 0.98 per unit.

Considering the Twinbrook area, if the 1800 Chapman Avenue site performed with the same average parking occupancy as the three other sites (i.e. a parking occupancy of 50 percent) and if it was built to the maximum parking ratio, only 300 out of 600 parking spaces would be occupied.

Accordingly, 437 spaces (the target parking supply with the 28 percent reduction) is sufficient to address even a conservative estimate of parking demand. For example, assuming 1800 Chapman Avenue has similar parking performance as neighboring properties, i.e. a peak parking demand of 0.78 per residential unit, there would be a residential demand for 341 parking spaces, resulting in a surplus of 96 spaces (437 spaces minus 341 spaces). This surplus would be available for retail and other uses during the peak of peaking activity.

Conclusion

The preceding information indicates that multifamily parking demand, particularly for sites with transit adjacency, is less than the City’s code requirements. Similarly, the characteristics (income level, attitudes towards transit and multimodal options, and car ownership) of residents of transit-oriented developments are such that these developments should be considered to have unique parking demand relative to typical suburban, market-rate developments. The 28 percent reduction of parking for the 1800 Chapman Avenue project aligns with City goals, addresses the primary justification of Section 25.16.03.h.1 of the Zoning Ordinance, and is now further supported by real parking data at neighboring properties.
The Honorable Bridget Donnell Newton  
Mayor  
City of Rockville  
111 Maryland Avenue  
Rockville, MD 20850-2354  

Suzan Pitman, Chair  
Rockville Planning Commission  
City of Rockville  
111 Maryland Avenue  
Rockville, Maryland 20850  

RE: Traffic and Transportation Commission comments for 1818 Chapman Avenue/Twinbrook Commons  

Dear Mayor Newton and Chair Pitman,  

The City of Rockville Traffic and Transportation Commission has reviewed the results of the Comprehensive Transportation Review for 1818 Chapman Avenue/Twinbrook Commons and submits the following comments, pursuant to the requirements of the 2018 City of Rockville Comprehensive Transportation Review.  

The City of Rockville Planning and Development Services staff introduced this development application at the May 24, 2022, Traffic and Transportation Commission meeting. Furthermore, the development applicant provided a presentation of the traffic study findings to the Commission at the June 28, 2022, meeting. The Traffic and Transportation Commission approved a motion to submit written comments and to recommend the Planning Board approve the transportation findings. However, the Commission does not recommend approval of the request for a parking waiver.  

The Traffic and Transportation Commission supports the staff evaluation, findings, and recommendations for traffic mitigation and recommends the Planning Commission approve the transportation recommendations associated with this development application only after mitigation of the parking plan. Furthermore, the Commission does not support the parking waiver request that is being submitted to the Mayor and Council for approval. In addition to the staff recommended conditions, the Traffic and Transportation Commission recommends the Mayor and Council, and Planning Commission considers the following issues and recommendations as part of its approval of the parking waiver and development application, respectively.  

1. Page 12 of the Comprehensive Transportation Review indicates a discussion of the “Parking demand versus parking supply” is to be included in the transportation review. The submitted development application requests a waiver to reduce the number of provided parking by 28% (163 spaces in total). The Commission’s position is that a waiver will create an unacceptable imbalance between parking supply versus parking demand. The imbalance will negatively affect the parking needs of the anticipated commercial businesses and residents, the existing local and residential access to street parking, and the Twinbrook Metro customer parking. The Commission recommends that the developer provide substantially more parking than proposed.
2. This development will introduce more frequent pedestrian travel in this area. It is important to ensure that pedestrian facilities will accommodate the need.

3. This development is close to the Twinbrook Parkway and Chapman Avenue intersection. This intersection is expected to operate adequately with this development and will not be altered as part of this application. However, the Planning Commission may want to require the intersection of Chapman Ave and Twinbrook Pkwy to be studied for further improvements to pedestrian and bicycle access in light of 1818 Chapman Ave. It is apparent that pedestrian activity is increasing along Chapman as more residences are built. Existing and future residents do and will continue to cross Twinbrook Parkway to access the Montrose Crossing Shopping Center, especially the Target store. The same may be true for bicycle traffic. Recent improvements to the above-named intersection include eliminating the “hot right” on the western side and adding a pedestrian crossing and signal on the east side. To facilitate the safety of future 1818 Hines residents the following should also be considered:
   a. Eliminating right on red at the intersection (all directions)
   b. Eliminating the hot right at the northwest corner of the intersection
   c. Updating the pedestrian crossing signals to LPI if they are not already provided
   d. Shortening the crossing distance at the intersection, especially the east and west sides (crossing Twinbrook Parkway).

The Traffic and Transportation Commission thanks the Mayor and Council and the Planning Commission for the opportunity to review and provide additional comments on a development application. Should any further questions arise related to transportation, please do not hesitate to coordinate with the Traffic and Transportation Division staff for further discussion and collaboration with the Traffic and Transportation Commission.

Thank you,

Kathleen Kleinmann, Chair
Rockville Traffic and Transportation Commission

CC: Emad Elshafei, Chief of Traffic and Transportation Division, Department of Public Works
July 13, 2022

Andrew McGeorge
Managing Director, Hines
555 13th St NW - Suite 400 W
Washington, DC 20004

Re: Twinbrook Commons Preliminary Forest Conservation Plan, FTP2021-00033

Dear Hines:

The Preliminary Forest Conservation Plan (PFCP) received on November 23, 2021 for “Twinbrook Commons” under FTP2021-00033 has been approved by the Community Planning and Development Services Department.

The PFCP approval is granted based on the following requirements:

- The Mayor & Council approves Project Plan (PJT2022-00014).
- The applicant completes the required items listed under the “Final Forest Conservation Plan” section in this letter.
- 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 development to the City requires compliance with the City of Rockville’s FTPO. The City’s Community Planning and Development Services office approved a Natural Resources Inventory/Forest Stand Delineation plan on July 26, 2021 under FTP2021-00033.

FOREST CONSERVATION

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

- Tract area: 2.24 acres
- Site zoning: MXTD and PD-TC
- Existing forest: .00 acres
- Afforestation required: .34 acres/14,811 square feet
The applicant is proposing to meet the afforestation requirement through a combination of on-site plantings totaling 10,400 square feet and a payment of fee-in-lieu for the remaining 4,411 square feet. The applicant has submitted justification consistent with criteria outlined in Section 10.5-24.

**MINIMUM TREE COVER**
The minimum tree cover requirement for this project, is 10%, totaling 9,748 square feet to be met on-site via a combination of street tree plantings an on-site shade and ornamental tree plantings.

**SIGNIFICANT TREES/SPECIMEN TREES**
Significant trees eligible for replacement 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 79 significant trees on the site, of which, 4 are considered specimen trees.

**Significant Trees**
The project proposes to remove 79 significant trees from the site, 4 of which are specimen trees to facilitate the redevelopment of the site consistent with proposed project plan PJT2022-00014. The replacement requirement is 130 trees to be planted on site. The applicant is proposing to meet the significant tree replacement through a fee-in-lieu payment consistent with Section 10.5-24. The applicant has submitted justification consistent with criteria outlined in Section 10.5-24. The applicant is removing 6 significant trees off the site and providing fee-in-lieu payment for the required replacement trees consistent with criteria in Section 10.5-24 highlighted in their request.

**STREET TREES**
The project has frontage on Chapman and Thompson Avenue, which are both City of Rockville right-of-way (within City limits). The project is creating public right of way within the development through subdivision which is required to meet zoning ordinance 25.21.21 regarding planting of street trees. Street trees shall be shown on both the Final FCP and the landscape and lighting plan. The project is proposing to remove 5 existing street trees with City right-of-way. The project proposes to plant 8 street trees along Chapman Avenue (required minimum). The project is proposing to plant 4 street trees along Thompson Avenue, 1 less than the 5 required per zoning ordinance 25.21.21. The applicant will seek a waiver to zoning ordinance 25.21.21 at the time of the site plan approval (Planning Commission) for the 5th required street tree.

The applicant is requesting a waiver to zoning ordinance 25.21.21 regarding the quantity of street trees in the Thompson Avenue right-of-way. Staff has reviewed the waiver request and recommend it for approval by the Planning Commission at Site Plan.

**CONDITIONS OF APPROVAL FOR FINAL FOREST CONSERVATION PLANS**
A Final Forest Conservation Plan must be reviewed and approved by the City with the 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, evergreens and ornamental trees spaced 15 feet apart. Spacing between evergreens and shade trees is 15 or 20 feet, as determined by the City, dependent on species growth habit.
   b. 10 feet from wet and dry utilities, except when these are under streets.
   c. 15 feet from streetlights and driveways or as authorized by designated staff.
   d. 10 feet from inlets.
   e. Shade trees and large evergreens shall be spaced a minimum of 7 feet, and ornamental and small evergreens a minimum of 5 feet from micro bioretention underdrain pipes (6" diameter and smaller).
   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.

2. The Applicant must submit a Final Forest Conservation Plan (FFCP) which meets the approved PFCP requirements and the FTPO.

3. Use current city tree tables and FTPO notes and details.

4. Ensure the plan does not contain overwrites and is prepared per the general structure requirements for Final FCP’s.

5. 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.

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

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

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

9. The applicant must meet the minimum street tree requirements consistent with zoning ordinance 25.21.21 or seek and attain an approved waiver at the time of site plan (via Planning Commission). Proposed street tree removals and plantings, including locations and species, must be approved by the City Forester’s Office.

FORESTRY PERMIT

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.
• Applicant must provide long term protection via a forest conservation easement recorded in the Montgomery County Land Record in a suitable form to the City.
• The applicant or authorized representative must coordinate with City staff and the adjacent property owner (if necessary) to determine if the parcel is under an existing forest conservation easement (FCE) associated with FTP2008-00016. If it is, that FCE must be released to allow for recordation of a new FCE corresponding to the Final Forest Conservation Plan.
• Applicant must pay applicable amount of approved fee-in-lieu.

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.

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

Sincerely,

Shaun Ryan
Development Review Supervisor
City of Rockville, Maryland

Cc:
Jim Wasilak, Zoning and Development Manager
John Foreman, Development Services Manager
Andrew McGeorge, Managing Director - Hines
April 8, 2022
Revised: June 14, 2022
Revised: July 7, 2022

City of Rockville
Shaun Ryan, Principal Planner
Planning and Development Services
111 Maryland Avenue
Rockville, MD 20850

Re: Fee-in-Lieu for Afforestation and Significant Tree Justification
Twinbrook Commons PFCP for PJT2022-00014
VIKA # VM50024J

Dear Shaun:

On behalf of our client, Hines Conceptual Construction Group, we are submitting this letter of justification requesting fee-in-lieu for Significant Tree Replacement and Afforestation per City of Rockville Code 10.5-24. The required number of replacement trees has been calculated at one hundred thirty-six (136). The Preliminary Forest Conservation Plan proposes 9 street trees and 22 shade and ornamental trees for 10,400 square feet of forest conservation credit. This leaves a deficit of 4,411 square feet of afforestation that needs to be provided. Fee-in-lieu payment for the remaining afforestation requirement and all the 136 significant tree replacements is requested.

The subject property is in the northeast quadrant of the intersection of Chapman Avenue and Thompson Avenue (except for the existing auto body shop). NRI/FSD #2021-00033 for this property was approved July 26, 2021.

The Property is zoned Mixed-Use Transit District ("MXTD") and is located within the boundaries of the Rockville Pike Plan. The Property is bounded by Chapman Avenue (and the auto body shop) to the west, the Metro tracks and CSX/MARC rail line to the east, Thompson Avenue (and the auto body shop) to the south, and the Twinbrook Commons development, an approximately 121,968 square-foot property to the north. The Project proposes a mix of multi-family residential, and retail/restaurant uses to activate the Property given its convenient proximity to the Twinbrook Metro Station. The Project is proposing 437 multi-family units and 5,075 square feet of retail/restaurant in a 120’ high building.

This request meets the following criteria under 10.5-24 (a)(1) describing how planting space is limited to accommodate the following:

1. Right of Way dedication, Site Access and Circulation:
   i. This development includes the dedication of approximately 3,510 square feet of land for rights-of-way, with wide sidewalks to enhance pedestrian circulation. The applicant is improving the property’s frontage of Chapman Avenue and Thompson Avenue. In addition, the applicant will be providing improvements to Chapman and Thompson to widen sidewalk as feasible and adding a turn lane.
As part of this project, there are approximately 0.3 acres of land that will be devoted to a new bus loop for WMATA’s use. This reconfigured bus loop will help enhance the future open space to the north of the proposed development by limiting the amount of bus traffic in the vicinity.

The project is also proposing stormwater management facilities to meet City and State requirements which further limits the planting area opportunities within the site. The current Pre-Application SWM Concept proposes to meet 100 percent of the required ESD volume on site (P1 of 1.80 inches). The bio-retention facilities required to meet the ESD volume severely limit the area available for tree planting.

Per 10.5-24:

2. The development cannot be altered to provide adequate planting space due to developable area limitations based on the City’s requirements as stated above. In addition, the project will be providing the following:
   - Increased multifamily housing that provides moderately priced dwelling units immediately adjacent to the Twinbrook Metro Station;
   - Provides public use space in a location that will enhance the future potential open space on the remainder of the WMATA property;
   - Improving bus circulation, enhancing pedestrian safety by reducing the amount of crossing locations at the Metro kiss and ride, as well as on Chapman Avenue.

3. The minimum tree cover (MTC) of requirement of 10% or 9,748 square feet is met on-site through proposed street trees and forest conservation credit trees.

We believe that the supporting information provided with this letter justifies the proposed request for fee-in-lieu for significant tree replacement.

If you have any questions or need more information, please do not hesitate to contact us so that we may discuss this matter further.

Sincerely,

VIKA Maryland, LLC

CS Beaufort

Chanda S. Beaufort, RLA

Senior Project Manager
In general, I do not oppose projects that do not affect our near Twinbrook single family neighborhood. I am opposed to any parking waivers and the inclusion of any of the Twinbrook Metro station roads (believed called 1700 Chapman) used and needed by the Metro and RideOn buses. Reducing the already small bus lanes is outrageous. One lane is always used as the “Waiting to start” bus parking for the #5 bus. It now is also used as such for the Shuttle buses. So no reduction in Metro land to be included in the 1800 Chapman proposed project is reasonable. Granting any parking waivers would result in the not-provided parking residents of 1800 parking on our nearby streets. As per prior position, if necessary I will file suit. Thank you in this matter.

Samuel Shipkovitz
Holland Road
Rockville 20851
2027873936
RE: 1800-1818-1700 CHAPMAN- SPECIFIC OBJECTIONS TO LEVEL 2 SITE PLAN AND RELATED PROPOSALS AND APPLICATIONS

Gentlepersons:

As you probably recall, I have objected to those proposals in the Twinbrook/Rockville Pike area, the adjacent neighborhood, where they involve this neighborhood in a negative taking. Most involve the granting of parking waivers for their site proposals, thus resulting in their un-contained vehicles parking on this adjacent neighborhood's street parking, depriving us of our parking, as most of the residence lots here have at most one off-street parking space. Such is inadequate when most households have 2 adults needing and having vehicles in order to go to work.

This Twinbrook neighborhood comprises mostly single-family detached houses built in the 1950s (most are either 1460 sq. ft. split levels on 6000 sq. ft. lots, zoned R60 [with 1 off-street parking space], or smaller 1100 sq. ft. houses that look like cottages [with either none or 1 small off-street parking space]). The Council and Planning Commission have seriously affected this neighborhood by its outrageous 3200 vehicle parking waiver for the massive Twinbrook Quarter minicity. Those “loose” vehicles have no where to park their vehicles but on our adjacent neighborhood streets; thus depriving us of our desperately needed off-street parking.

The other matters objected to were important, but parking waivers are daily attacks on just living.

The decision against us was by a judge who had previously been a long-time attorney for a major law firm that specialized in zoning and land use, and the like. Despite multiple filings of motions to recuse him, he ignored them, and did not even respond. Judge Storm is a crook. He did not even put any reasons for his decision, despite numerous motions so requesting. The previous judge Cummins did likewise, but was believed previously an insurance defense lawyer. What did she get? Apparently, the only qualification to be a judge in Maryland is to be a friend of the governor. City Council member Pierzhala, formerly known as a defender of single-family neighborhoods suddenly became the Champion of their proposal (pun intended); one of his former bicycle club friends has made it clear that Pierzhala was fired from his statistician job and needed money. I do not know the truth. Planning Commission member Tyner, II, (who has been on the Commission for more than a decade; why?), another champion of large projects, including those in this, his neighborhood, and having large negative effects on us, is rumored to have been fired by FDA, and that his son disliked him so much that he committed suicide. I do not know the truth, but he is a dislikeable man who comes to the house across the street to watch me. His house and lot is the same as ours, but he was allowed to build an addition to the front of his house and we are not allowed. How?
I certainly predict violence and justified vandalism to those NIMBY vehicles - not by me, I'm too old. The City has a Parking Permit zone for the immediate-to-METRO area, but is rarely enforced (permits anyone with a Rockville parking permit to park here - even if they live miles away). It is an all-Rockville-permit zone. It is not supposed to be. Worse - the one known case was where someone with a parking permit for a far neighborhood was parking here, and it took much effort to get them ticketed. The obvious solution is to have each neighborhood have a numbered Neighborhood Parking Zone, such as in DC and Pittsburgh, PA, where each sticker has a Ward and subneighborhood number, such as 3A in Tenleytown, DC.

I purchased my house in 1989 with my entire life savings as my down payment. I am convinced that my neighbors did the same thing. We should not be disrespected by the City by ignoring our concerns which directly negatively affect our daily lives. Page 6 of their cover letter falsely states: “...east are essentially multifamily residential...”. That is a total FALSEHOOD. This neighborhood is only single-family detached houses on 6000 or more square foot lots, R60 zoned.

OBJECTION TO ANY PARKING WAIVER
This neighborhood vehemently objects to any parking waiver. As we understand the proposal, they are required to have 534 parking spaces on-site, but are only providing 437. That leaves 97 “loose” vehicles. Given the previous taking of 3265 “loose” vehicles from the massive blocks-long Twinbrook Quarter project, presently being constructed, that would result in 3265 + 97 = 3362 “loose” vehicles looking to park on the spaces in front of our homes. While I am approaching 80 and could only do little, neighbors speak of throwing ex****** on their cars as the minimum remedy to these intruders. A 28% parking waiver is outrageous. Hopefully the 2 new members of Council will carefully consider the devastating effects of such waivers on this neighborhood.

OBJECTION TO ANY USE OF THE WMATA TWINBROOK-WEST LOT
The Twinbrook METRO lot on the track/station's West side is already used to capacity. Page 4 of the VIKA site plats shows a green area on the left side. It appears that WMATA will sell them that slice. That should not happen. That south side of the WMATA lot has only 2 lanes, one for a bus to go through to reach the bus bay for MoCo Rts. 46 and 5, and a second lane, used for Rt. 5 buses (and for 46s) to park if needed to wait to start their trip route and to go to the station to use the METRO bathroom. There is no spare land to sell to anyone. As Montgomery County is planning to expand their RAPIDBUS and similar programs, every square inch of the WMATA Twinbrook lot (aka 1700 Chapman) needs to be preserved for WMATA and MoCO RIDE-ON purposes. Re p.2 of cover letter, I object to any change in the “PDP” that would allow any part of the WMATA lot to be used for anyone else's private enterprise purposes or any-nonWMATA purpose.

HINES ISSUE
In the matter of 1900 Chapman, the property on the next block, previously owned by Hines, similar over-the-top proposals were submitted: 2 large apartment buildings with inadequate parking.. Luckily, someone with a brain finally changed that proposal to have half of that lot be townhouses, thus greatly reducing the stress on this neighborhood for the same reason: that there would be much fewer “loose” vehicles, as the townhouses would contain their own vehicles. When my lawsuit involving this project begins I will sue Hines for the outrageous vindictive acts of its representative Hurson, or at least make such known. Hurson's requested meeting with me at the National Press Club food court had him doing illegal things. Documented? Hurson and others' interactions with the above positions need be discovered. All interactions between Hines and its representatives and attorneys and City officials and employees need be documented and disclosed for both projects.
As a lawsuit will again be probably necessary as the proper concerns of the taxpaying respectful property owners and citizens will again be ignored, I conclude.

Sincerely,

___________________

Samuel Shipkovitz
Hi Jim -

I hope you are doing well. I am writing some thoughts on the proposed plan that is the subject of a briefing tonight for the Planning Commission. It is exciting to see the Rockville Pike Plan coming to life in this area of the Pike adjacent to the Twinbrook Station.

I want to comment on the exclusion of the auto body shop property at 1830 Chapman Avenue. As you know, it is a one story building on a relatively small lot that should be incorporated into the larger area of the development plan. It seems ridiculous to leave that parcel as is and build a 12 story parking garage adjacent to it and behind it. The auto body business is not compatible with the location near the Metro nor the new residential and retail uses being developed at the site. If there is a specific planning related reason that the property is excluded, I would like to understand it.

I have been acquainted with the owner of the property for many, many years. My employment with the City ended in 2002 and we likely discussed this project at least four years prior to that date. There has always been an understanding that his property would be included in the redevelopment plans for the area. I talked to him recently and he is open to a sale of the property at a fair, negotiated price. I believe the City should not take any action on this application until a negotiation for the sale of the property is conducted and concluded. In the long term, the exclusion of this property would be a detriment to the entire area. I believe it is a nonconforming use in terms of parking so there would not be any possible upgraded use of the site unless it is included in this plan. Including the property would allow addition space to expand the potential size of the proposed park.

The Rockville Pike Plan has two clear instructions that speak to this subject:

1. Much of the Rockville Pike corridor has the undistinguished look of generic and aging suburban strip development. This condition stems from a lack of building frontage continuity, functional pedestrian environment, and visual interest – all ingredients of great places

2. One- and two-story developments and low density do not take advantage of the proximity to the Twinbrook Metro Station. Low density means that fewer people are within walking distance of the Twinbrook Metro Station, hindering the ability of Metro to become a viable alternative to the private automobile. Some people choose to drive because getting to Metro is inconvenient; others drive and park at the station, which does not help to reduce the number of vehicle trips.
Both of these ideas speak against leaving the parcel out of the development plan. The continuity of the sidewalk would be interrupted in front of the small parcel. The existing use is clearly not compatible with the redeveloped area.

The owner of 1830 Chapman Avenue, George Tatarian, is also going to speak to this condition tonight, I believe. Please listen carefully to him and understand his willingness to listen to any reasonable offer for the property.

Thank you for your attention. Please feel free to contact me if you want to discuss this issue further.

PS - Your voice mailbox is full!!

Best,
Lisa

Lisa W. Rother
202-506-0482
TO: PLANNING COMMISSION, CITY OF ROCKVILLE, MD. RE: MEETING OF JULY 27, 2022

RE: 1800-1818 (HINES) AND 1700 (WMATA) CHAPMAN AVENUE PROPOSED DEVELOPMENT;
OPPOSITION TO CERTAIN ASPECTS BY SAMUEL SHIPKOVITZ AND OTHER RESIDENTS OF TWINBROOK RESIDENTIAL NEIGHBORHOOD ADJACENT

Preliminary: It is not believed that the Planning Commission is presently legitimately comprised of only 4 of the required 7 members, and we also object vociferously to John Tyner, II, still being on the Commission as he is a pro-developer biased [if not more] stooge who always approves massive developments in his/our residential Twinbrook neighborhood. His reputation is not that of an honest man. Separately, I often see him across the street at a neighbor’s house pretending to water and cut her bushes while watching my house/me. He is considered a scumbag-who has a reputed negative past with the federal government. WE OBJECT TO THE PRESENT COMMISSION IN ITS PRESENT ONLY 4 MEMBERS and WITH TYNER STILL ON IT. [While we are not allowed to have front additions, somehow he is, and has one.]

Having cursorily reviewed the above-cited proposal I/we of the Twinbrook residential neighborhood oppose certain aspects as follows:

1. **NO PARKING WAIVER SHOULD BE GRANTED**
   Under no circumstances should any parking waiver be granted. I believe that there a proposed 163 vehicle parking space waiver proposed. We oppose same. This Commission approved a 3265 parking waiver for the Twinbrook Quarter proposal, now under construction. There is only one place where these “loose” cars will be able to park and that is in front of our homes, next to these developments. We are the real Twinbrook. This outrageous imposition on us to be the parking lot for their next-door massive development is deserving of federal lawsuit./a taking under the 5th Amendment, if not other reasons.

2. **BUS BAY POSITION MOVEMENT OPPOSITION**
   There should be no change in where the Twinbrook (West side) bus bays are located. The elderly, like myself, the disabled, the wheel-chair users and weak patrons of the bus system are satisfied with the present locations of the bus bays as they are the closest locations to the METRO station itself.

   The proposal as understood would replace the 2-bus-lane wide IN road (continuation of Bouic East) to the Metro stop with a Park-Plaza and that the present bus bays would be moved to behind the proposed 1800 Chapman apartment building on a to-be-built (back) road. It would be near the apartment building’s trash loading dock. Such disregard for the elderly and disabled is
obvious. Such would add additional hundreds of feet to be walked/wheelchaired. Such clearly discriminates against the elderly and the disabled. The proposed Park-Plaza could be built above the 2-lane bus IN road with steps and an elevator to reach it. The present 2-lane bus IN road serves in one of the lanes as the rest-stop for the #5 SilverSpring bus and the FDA Fisher Bldg. bus, as the driver(s) goes to the METRO station to use its restrooms and returns to the bus parked in the IN road to wait to start its next run.

3. The proposal ignores required traffic impact mitigation, pedestrian needs, environmental concerns (near trash dock of proposed 1800 Chapman apartment building), Such also violates the current zoning for the site. And overburdens the existing public services, including but not limited to water, sewer, storm drainage, school capacity, and is inconsistent with the single-family residential Twinbrook neighborhood with a minicity being imposed on this neighborhood. Such will also adversely affect the safety of persons residing in this neighborhood [especially the parking waivers], and will be injurious to the immediate (real Twinbrook adjacent) single family neighborhood.

4. As to Hines, their history such as to the Union Bank plaza project in LA, which they sold to some fool who had to sell it at a great loss, and one of its principals, Hurson, who as to the 1900 Chapman project several years ago, asked me to meet him at the National Press Club food court, next to Columbia Square, DC, where I was working, and offered me $1000 in small bills to drop my lawsuit, thinking I was some kind of bar bum. The answer is simple: eliminate these common sense objections as described above. Would you want 3500 cars looking to park in front of your house? Or in your late 70s, no longer driving, having to walk an extra 250 feet to get to a bus stop.

While we are not happy about the size/height of the proposal our objections are primarily based on how such would directly affect us. The Commission meeting need be postponed until it has the seven(7) members it is supposed to have, and Tyner, II need be replaced.

Thank you in this matter.

Respectfully submitted,

Sam Shipkovitz

Samuel Shipkovitz

Cc: Mayor and Council
N Ortiz
D2

Holland Road
202/787-3936
July 26, 2022

Dear Madame Chair Pitman and fellow Commissioners,

I am pleased to present these comments on behalf of the Twinbrook Community Association regarding the 1800 and 1818 Chapman Avenue project (Project Plan Application PJT2022-00014).

We will address several topics we hope the Planning Commission will discuss and incorporate into its suggestions to the Mayor and Council.

With respect to the appearance, scale, and massing of the building, we request the applicant ensure the side of the building facing the railway receives the same level of design attention as the other sides of the building. The Wire Gill, LLP letter dated November 16, 2021 that accompanied the application mentions that the bottom two floors of this side of the building will be parking but is silent on the remaining floors. We respectfully request that the “track side” of the building be inviting and attractive for neighbors across the tracks.

We support the applicant’s request for a 28 percent parking reduction. TCA strongly believes reducing parking is one of the best ways to reduce future traffic, improve bicycle and pedestrian safety, and increase the attractiveness of the built environment. We are also mindful that building parking is expensive, displaces potential housing, and raises the cost of housing that is built. We especially support any reduction in parking requirements for projects within a half mile of Metro.

We request the Planning Commission consider the study of further improvements to pedestrian and bicycle safety and access at the intersection of Chapman Ave and Twinbrook Pkwy. Pedestrian activity is increasing along Chapman as more residences are built. Existing and future residents do and will continue to cross Twinbrook Parkway to access amenities south of the Twinbrook Metro station. To enhance the safety of future residents of Twinbrook Commons and adjacent properties, we urge consideration of the following:

1. Eliminating right on red at the intersection (all directions);
2. Eliminating the hot right at the north west corner of the intersection;
3. Updating the pedestrian crossing signals to pedestrian leading interval (PLI), if they are not already;
4. Shortening the crossing distance at the intersection, especially the east and west sides (crossing Twinbrook Parkway).

We would like the Planning Commission to discuss and the applicant to consider the following environmental-related suggestions:

1. Strive to achieve LEED certification to ensure long-term environmental and economic sustainability of the project.
2. Implement best management practices to minimize effects on migratory birds. (Lighting, native trees, window decals, etc.)

We also understand the city is working with the applicant and WMATA to incorporate a public plaza adjacent to the property on the Metro side. The entrances of both sides of Twinbrook Metro are dated, unappealing, and in some places falling apart. We support beautifying both sides of Twinbrook Metro so that it becomes a safer and more attractive amenity for current and future residents.

Thank you for your time and for the opportunity to provide feedback on the 1800-1818 Chapman Avenue development project.

Vincent Russo
President, Twinbrook Community Association
July 18, 2022

Mr. Andrew McGeorge
Hines
555 13th Street NW, Suite 400 W
Washington, DC 20004

SUBJECT: 1800 Chapman Avenue – Twinbrook Commons – Water and Sewer Authorization, Capacity, and Service; PJT2022-00014, WSA2021-0002

Dear Mr. McGeorge:

The conditional water and sewer authorization issued on July 13, 2022, for the above referenced site is being revised based on changes to the Proposed Uses as shown on the most recent Project Plan, and to reflect the Project Plan application rather than the Site Plan. This letter supersedes the previous letter referenced above. Upon this revision the Water and Sewer Authorization (WSA) Application is granted to utilize City of Rockville (City) water and sewer for the above referenced project.

EXISTING CONDITIONS
The development project is located at 1800 Chapman Avenue, Lots two, three, four, five, six, and P1, blocks four and B of the Halpine subdivision, within the Rock Creek sewer shed. The existing buildings are currently served by a 12-inch City water main located in the Chapman Avenue Right-of-way (ROW) and an eight-inch sewer main located in the Chapman Avenue ROW as shown on the attached exhibit (Existing Conditions Water and Sewer System Exhibit) dated July 7, 2022. The existing building connections are one one-inch and one two-inch metered water connections and two four-inch sewer connections located in the Chapman Avenue ROW.

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

- Existing Use:
  - Office (Transit Area) – 12,822 square feet (sf)
  - Garage (Auto Repair) – 9,070 sf

- Proposed Use:
  - High Rise Apartment – 437 Dwelling Units
  - Retail – 5,075 sf
According to your site plan and WSA application, water, and sewer service connections to the existing infrastructure in the Chapman Avenue ROW, are proposed as follows:

- **Water** – The project proposes to abandon the existing water service connections and install a new water service connection to the existing 12-inch water main in Chapman Avenue.
- **Sewer** – The project proposes to abandon the existing sewer service connection and install a new sewer service connection to the existing eight-inch sewer main in Chapman Avenue.

**FINDINGS**

**Adequate Public Facilities**

The City's Adequate Public Facilities Ordinance (APFO) and the Rockville City Code (Code), Chapter 24, requires 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 according to the Code, Chapter 24, Section 24-12. The Department of Public Works (DPW) finding 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 12-inch water main along Chapman Avenue and is adequate for 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 Rock Creek sewershed sewerage transmission does not have adequate capacity to serve the proposed development without mitigation of capacity deficiencies. See conditions of approval for a summary of the deficiencies.

**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 Meters**

Water meters shall comply with the Code, Chapter 24. A separate water meter shall be provided for each individual lot, including any future ownership lots. A separate water service connection and water meter shall be provided for all residential portions of mixed-use structures. Multiple service connections and meters are allowed for one lot provided the additional connections provide service for residential development.

The water meter for the proposed development shall be located outside the building in a vault adjacent to the Chapman Avenue ROW within an easement to the City, unless otherwise approved by the Director of Public Works. The meter’s location shall provide adequate horizontal and overhead clearance for the City to maintain the infrastructure.
The size and specific location of the water meter 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 the DPW issuing a Public Works Permit (PWK).

Water Service Connections
All water service connections for the development shall connect to water mains in Chapman Avenue. 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 Inspection Services Division (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.

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

Transmission
As noted, DPW has determined that portions of the City existing sewer system do not have adequate capacity to serve your proposed development. These deficiencies are shown on the enclosed exhibits entitled “Twinbrook Commons Sewer Deficiencies 1-3, dated July 13, 2022” and classified as either capacity restrictions or backwater conditions.

Therefore, the authorization to connect to and utilize the City sewer system is dependent on mitigating Rockville deficiencies, as conveyed by the final Twinbrook Commons Development Sewer System Modeling and Analysis, dated July 12, 2022, conducted by Hazen & Sawyer, in the following areas:

• Sewer Capacity Deficiency 1 -- Manholes R1078F4 on Halpine Road and R1411F4 on Chapman Avenue at the west side of the Twinbrook Metro Station to Manhole R1072F4 on the east side of the Twinbrook Metro Station.
• Sewer Capacity Deficiency 2 -- Manhole R5757E4 on Alsace Lane to Manhole R1057E4 downstream of Halpine Road and Alsace Lane.
• Sewer Capacity Deficiency 3 -- Manhole R1030E4 downstream of Atlantic Avenue and Wainwright Avenue to Manhole R1029E5 behind the Twinbrook Community Recreational Center.

The City recognizes that there are different methods and alignments that could be employed to mitigate the deficiencies. The City will assist the Applicant to identify system improvements that mitigate each deficiency.
The proposed improvements must be evaluated through hydraulic modeling to ensure the deficiency is mitigated. However, it will be the responsibility of the Applicant to identify and design specific upgrade measures that comply with all Code and permitting requirements, to ensure adequate sewerage transmission capacity is provided for the proposed development. These deficiencies must be mitigated such that the resulting improvements have no resulting deficiencies according to City standards.

Proposed mitigations must identify locations, required upgrades, pipe sizes, pipe slopes, and limits of the impacts. Additionally, the new alignment crossing the WMATA/CSX train tracks must not have any active manholes within the WMATA or CSX ROW. The Applicant will be required to obtain approvals and permits and obtain any easements as necessary.

The mitigating measures must be constructed, accepted by DPW, and placed into service, prior to DPW allowing a connection to and utilization of the existing sewer system.

Additionally, the deficiencies listed above may be amended if the Sewer Study is revised due to errors found to be within its content that were previously unknown to the City.

**Sewer Cleanouts**

Sewer cleanouts shall comply with the Code, Chapter 24. A separate sewer cleanout shall be provided for each individual lot or connection to the public sewer system.

**Sewer Service Connections**

All sewer service connections for the development shall connect to the existing sewer main in Chapman Avenue. Separate sewer service connections to the City main is required for each separate lot, including any future ownership lot. The size and location of the connections to the public sewer main must be approved and permitted by DPW and ISD at the final engineering phase. Sewer service connections (from the ROW to the building) shall be privately maintained in all areas that are not within public ROW or an easement to the City.

**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.

- **Final Engineering and Permitting** - The Applicant must submit associated applications, plan review and permitting fees, and construction documents including on-site and off-site improvements 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 jurisdictional 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 water and sewer service connection from the water and sewer main to 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. The Applicant must confirm that the size of proposed water and sewer connections are acceptable to the ISD.
Easement Conditions

The Applicant will be required to provide water meter easements for all water meters and vaults serving the development. Easements must be provided for all water and sewer mains in areas not dedicated as ROW, including the off-site public improvements. The easements must be of sufficient width as deemed by DPW. The easements must be provided at no cost to the City and approved in a format acceptable to 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 charges in accordance with the Code. The charges, which are based on the domestic water meter sizes, 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. Credit to offset Capital Contribution charges may be allowed if eligible in accordance with Code, Chapter 24.

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

If you have questions, please contact Senior Civil Engineer Adeyemi Ojumu via email at aojumu@rockvillemd.gov or via telephone at 240-314-8525.

Sincerely,

John Scabis, P.E.
Chief of Engineering

JKS/AAO/yo

Attachments:  1. Twinbrook Commons Existing Conditions Water and Sewer System Exhibit 1-3, dated July 7, 2022
2. Twinbrook Commons Sewer Deficiencies, dated July 12, 2022

cc: Jim Lapping, Engineering Supervisor
    Sean Murphy, Principal Civil Engineer
    Nelson Ortiz, Planning Supervisor
    Shaun Ryan, Development Review Services Supervisor
    John Foreman, Development Review Services Manager
    Rabih Sabbakhan, Chief of Inspection Services
    NB Ventures, I, L.L.C., Property Owner
    WMATA, Property Owner
    Heather Dlhopolsky, Wire Gill, L.L.P.
    Jason Evans, VIKA Maryland
    Laurent Moanaud, VIKA Maryland
    Water and Sewer Authorization file
    Permit plan, WSA2021-00002, STP2022-00436
    Day file
Legend

- Sewer Manhole
- Capacity Restrictions
- Backwater Conditions
- Sewer Pipe
- WSSC Sewer Pipe
Twinbrook Commons
Sewer Deficiency 2

Legend

- Sewer Manhole
- Capacity Restrictions
- Backwater Conditions
- Sewer Pipe
- WSSC Sewer Pipe

Department of Public Works
Engineering Division
111 Maryland Avenue • Rockville, Maryland 20850-2284
Phone: 240.314.8200 • Fax: 240.314.8236

Packet Pg. 385
July 1, 2022

Mr. Andrew McGeorge
Hines
555 13th Street NW Suite 400 W
Washington, DC 20004

SUBJECT: 1818 Chapman Avenue – Twinbrook Commons – Pre-Application Stormwater Management Concept Approval, PAM2021-00130, SMC2021-00005

Dear Mr. McGeorge:

The Pre-Application Stormwater Management (SWM) Concept (Concept) received on May 25, 2022, for the above referenced site is conditionally approved. Staff has determined that the Pre-Application SWM Concept, as described below, achieves on-site Environmental Site Design (ESD) to the Maximum Extent Practicable (MEP). This Pre-Application SWM Concept approval establishes ESD to the MEP as a P80 of 1.80-inch for this project which is 100 percent of the required ESD volume (ESDV).

This site is 2.84 acres and is identified as the Halpine subdivision, Lots 2, 3, 4, 5, 6, and P1, Blocks 4 and B situated at 1818 Chapman Avenue north of the intersection of Chapman Avenue and Thompson Avenue. The proposed development includes the construction of a mixed-use building with multi-family apartments, retail and office space, and an underground parking garage. The property is located in the Rock Creek Watershed and is zoned MXCD (Mixed-Use Corridor District). The on-site soils are predominately Urban Land which is classified as hydrologic soil group (HSG) D.

According to the Rockville City Code (Code), Chapter 19, Section 19-2, 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 43 percent impervious.

In accordance with the 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 2.73 acres which is 96 percent of the site, and the on-site impervious area subject to SWM is 2.56 acres.

Per the Code, Chapter 19, Section 19-46 (b), SWM also must be provided for imperviousness in a portion of the adjacent Chapman Avenue Right-of-Way (ROW) and the Thompson Avenue ROW. According to the submitted Concept, the total impervious area in the adjacent ROW subject to SWM is 0.34 acre.
Mr. Andrew McGeorge  
July 1, 2022  
Page 2

Your proposed Pre-Application SWM Concept, as shown on the attachment, is summarized as follows:

**ON-SITE SUMMARY**  
Proposed new or replacement impervious areas are summarized as:

- A 437-unit multi-family residential building with an underground parking garage, retail, and office space.

Total on-site impervious area subject to SWM = 2.73 acres.

**Environmental Site Design Measures**

- The Concept proposes to provide a minimum $P_E = 1.80$-inch equivalent to 100 percent of the required $ESD_V$ in the following on-site measures:
  
  - Eight (8) On-Site Planter Box Micro-Bioretention Facilities.
  - One (1) Off-Site Planter Box Micro-Bioretention Facility in the adjacent WMATA Transit Facilities and Open Space Area.
  - Green Roof.

- Summary of $ESD_V$:
  
  - Total $ESD_V$ provided = 15,995 cubic feet (cf.).
  - Total $ESD_V$ required = 15,980 (cf.).
  - Percentage of $ESD_V$ provided = 15,995 cf./15,980 cf. = 100 percent.

**ROW SUMMARY**  
**Structural Measures and/or Alternative Measures – Monetary Contribution**  
The Pre-Application SWM Concept proposes:

- Alternative Measures – Monetary contribution in-lieu of providing WQV, CPV, and Qp for the 0.34 acre of impervious area in the adjacent ROW of Chapman Avenue and Thomson Avenue.

**CONDITIONS OF APPROVAL**  
Staff has determined that ESD to the MEP has been met.

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

This Pre-Application SWM Concept is conditionally approved subject to the following conditions, which must be addressed at the stages in the process as indicated below:

The submitted material must:

1) Include all plans, on 24-inch x 36-inch sheets, computations, and supporting documents as outlined in the City SWM Concept Checklist.

2) Demonstrate, with sufficient details and computations, how ESD to the MEP, established by this approval, will be achieved on-site.

3) Demonstrate, with sufficient details and computations, compliance with the full SWM requirements will be in accordance with the Code, Sections 19-43 and 19-44.
4) Provide information that demonstrates that individually sized sub-drainage areas are safely conveyed to the individual ESD measures.

5) Submit a revised SWM/Forestry Overlay Plan demonstrating compliance with the Concept approval and the Pre-FCP approval.

6) Show and label preliminary SWM easements for all proposed SWM facilities. Easements should be sized to allow future inspection and maintenance.

7) The existing pond must be replaced with an underground structural measure. Additionally, the underground structural measure must provide the same treatment as previously provided by the pond. Concurrence from WMATA must be provided for the removal of the existing pond and the required treatment prior to the approval of the Development SWM Concept.

8) SWM Alternatives, including monetary contribution as a method to meet SWM requirements will be reviewed at the Development SWM Concept stage. Monetary Contribution calculations associated with on-site areas should be presented separately from adjacent ROW areas.

9) Prepare a safe conveyance analysis of the downstream storm drain system. This letter establishes the study point as the existing 30-inch RCP, 60-inch x 30-inch CMP, and 60-inch x 34-inch CMP storm drain outfalls at the intersection of Halpiner Road and Alsace Lane as shown on the attached exhibit (Safe Conveyance Analysis Exhibit). The safe conveyance analysis must be reviewed and approved by DPW prior to approval of the Development SWM Concept. However, this analysis may be concurrent with the Development SWM Concept.

10) The Applicant must comply with all requirements of WMATA’s Joint Development and Adjacent Construction Manual, Design Criteria, and the provisions of any existing easement on the property. The Applicant must identify all proposed SWM facilities or private storm drain within the WMATA Zone of Influence on the property and provide the City with all correspondence related to compliance with WMATA’s requirements. Any significant changes to the proposed development to comply with WMATA’s Design Criteria may require the applicant to revise the plan to comply with all stormwater management requirements.

11) Conceptual design must be submitted to WSSC for review of any WSSC utilities crossing proposed SWM/ESD facilities prior to approval of the Development Stormwater Management Concept.
Mr. Andrew McGeorge  
July 1, 2022  
Page 4

This Pre-Application SWM Concept does not supersede or negate other required project approvals. The Concept approval does not approve the layout or density of the site. The Concept approval is contingent upon compliance of all other City and other governmental agency requirements including, but not limited to, Forestry, Traffic and Transportation, and Planning.

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

If you have questions, please contact Senior Civil Engineer Adeyemi Ojumu via email at aojumu@rockvillemd.gov or via telephone at 240-314-8525.

Sincerely,

John Scabis

John K. Scabis, P.E.  
Chief of Engineering

JKS/AAO/yd

Attachments:  Twinbrook Commons – Pre-Application SWM Concept Plan, dated May 25, 2022  
1818 Chapman Avenue Safe Conveyance Analysis Limits

c:  Jim Lapping, Engineering Supervisor  
Adeyemi Ojumu, Senior Civil Engineer  
Shaun Ryan, Planning and Development Services Supervisor  
John Foreman, Planning and Development Services Manager  
Nelson Ortiz, Principal Planner  
NB Ventures, L.L.C.  
WMATA  
Heather Dlhpolsky, Wire Gill, L.L.P.  
Jason Evans, VIKA Maryland  
SWM Concept file  
Permit plan, SMC2021-00005, PAM2021-00130  
Day file
PRE-APPLICATION STORMWATER MANAGEMENT CONCEPT
SMC#: SMC2021-00005
TWINBROOK HINES
4TH ELECTION DISTRICT ROCKVILLE
MONTGOMERY COUNTY, MARYLAND

SHEET INDEX
SWC 1 OF 4 PRE-APPLICATION STORMWATER MANAGEMENT CONCEPT COVER SHEET
SWC 2 OF 4 PRE-APPLICATION STORMWATER MANAGEMENT CONCEPT DRAINAGE AREA MAP
SWC 3 OF 4 PRE-APPLICATION STORMWATER MANAGEMENT CONCEPT PLAN
SWC 4 OF 4 PRE-APPLICATION STORMWATER MANAGEMENT DETAILS

NOTE: THIS PLAN IS FOR STORMWATER MANAGEMENT ONLY
NOTE: THIS PLAN IS FOR STORMWATER MANAGEMENT ONLY
Subject
Introduction, and Possible Adoption, of a Bond Ordinance to Authorize the Competitive Sale of Tax-Exempt 2022A General Obligation Bonds in an Amount Not to Exceed $13,000,000 for the Purpose of Financing the Construction of Water, Sewer, and Stormwater Management Improvements as Reflected in the City’s FY 2023 Capital Improvements Program

Recommendation
Staff recommends that the Mayor and Council introduce the attached ordinance authorizing the sale of tax exempt 2022A General Obligation Bonds.

If the Mayor and Council wish to proceed with adoption of the ordinance at the same meeting, the ordinance should first be introduced and then a motion should be made to waive the layover period. If the motion to waive the layover period is approved by an affirmative vote of four members of the Mayor and Council, a motion to adopt the ordinance may then proceed.

Discussion
Introduction and adoption of the attached ordinance (Attachment A) will allow staff to proceed with the sale of General Obligation Bonds to finance capital projects in accordance with the Mayor and Council’s Capital Improvements Program (CIP). The projects to be financed with the bond proceeds, and the source of repayment, are listed in the table below.

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Fund</th>
<th>Source of Repayment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water Main Rehabilitation and Improvements (UD21)</td>
<td>Water</td>
<td>Water Rates and Charges</td>
</tr>
<tr>
<td>Water Meter Replacement (UB21)</td>
<td>Water</td>
<td>Water Rates and Charges</td>
</tr>
<tr>
<td>Blue Plains Wastewater Treatment (UA21)</td>
<td>Sewer</td>
<td>Sewer Rates and Charges</td>
</tr>
<tr>
<td>Stream Restoration and Improvements (SB16)</td>
<td>Stormwater Management</td>
<td>Stormwater Rates and Charges</td>
</tr>
</tbody>
</table>

The bonds sold will have 20 year terms, with level principal repayment schedules. The level principal repayment schedules allow the outstanding principal to be repaid at a faster rate to
minimize interest costs. The bond proceeds for all funds will cover project expenses for FY 2023 and FY 2024.

The proposal from the City's municipal advisor, Davenport and Company, is attached (Attachment B). The proposal provides information relative to costs, debt service schedules, and the calendar for the upcoming bond sale.

**Mayor and Council History**

The Mayor and Council adopted a resolution to declare the official intent of the Mayor and Council to bond finance these projects under U.S. Treasury Income Tax Regulation Section 1.150-2 prior to this item on August 1, 2022.

**Fiscal Impact**

The cost of issuance costs for the transaction will equal approximately $200,000 and will be paid from the proceeds of the bonds. The issuance costs cover the fees for the municipal advisor, bond counsel, underwriter, rating agencies, etc.

The bonds will be issued as General Obligation Bonds and will be backed by the full faith and credit of the City government. Although technically backed by the full faith and credit of the City government, the water, sewer and stormwater management bonds will be repaid through utility rates and charges.

**Next Steps**

Staff will work with bond counsel, the City's municipal advisor, and the rating agencies to market and sell the bonds. The bond sale is planned for mid-October 2022.

**Attachments**

Attachment 13.a: Rockville 2022A Bond Ordinance (PDF)
Attachment 13.b: Rockville Proposal for Series 2022A Bonds- Davenport (PDF)

Rob Di Spirito, City Manager 9/7/2022
THE MAYOR AND COUNCIL OF ROCKVILLE

Ordinance No. _____

AN ORDINANCE of The Mayor and Council of Rockville to authorize, pursuant to the authority of Subtitle 3 of Title 19 of the Local Government Article of the Annotated Code of Maryland, as amended, and Article VII, Section 11 of the Charter of the City of Rockville, as amended, the issuance and sale, upon its full faith and credit, from time to time of one or more series of its general obligation, fully registered bonds, in an aggregate principal amount not to exceed Thirteen Million Dollars ($13,000,000) to be designated as “The Mayor and Council of Rockville General Obligation Bonds, Series 2022A” (the “Series 2022A Bonds”); the Series 2022A Bonds to be issued and sold for the public purpose of (i) financing and refinancing all or a portion of the costs of or related to the Water Main Rehabilitation and Improvements, Water Meter Replacement, Blue Plains Wastewater Treatment, and Stream Restoration and Improvements all as more fully set forth in Exhibit A attached hereto and (ii) paying the costs incurred by the City in connection with the issuance, sale and delivery of the Series 2022A Bonds; prescribing the form and tenor of the Series 2022A Bonds and determining other matters relating to the issuance and sale thereof; determining that the best interests of the City will be served by selling the Series 2022A Bonds at a public (competitive) sale; authorizing the publication of one or more notices of said sale; determining all other details in connection with said sale; providing for the disbursement of the proceeds of the Series 2022A Bonds; providing for the levy and collection of all ad valorem taxes necessary to provide for the payment of the interest on, and the principal of, the Series 2022A Bonds as they become due, such taxes to be levied upon all property subject to assessment for unlimited municipal taxation within the corporate limits of the City of Rockville; providing that the proceeds of the Series 2022A Bonds, or any moneys which may be deemed to be proceeds, will not be used in a manner which would cause the Series 2022A Bonds to be arbitrage bonds and making certain other covenants to assure the exclusion of interest on the Series 2022A Bonds from gross income for federal income tax purposes; appointing a paying agent and registrar for the Series 2022A Bonds; and generally providing for the issuance, sale and delivery of all the Series 2022A Bonds.
RECITALS

For convenience of reference, The Mayor and Council of Rockville, a municipal corporation of the State of Maryland, is hereinafter referred to as the “City.”

The authority for the powers herein exercised is contained in Article VII, Section 11 of the Charter of the City of Rockville, as amended (hereinafter sometimes referred to as the “Charter”) and in Subtitle 3 of Title 19 of the Local Government Article of the Annotated Code of Maryland, as amended (the “Enabling Act”), such authority being hereinafter sometimes referred to collectively as the “Acts.”

The Acts enable the City to issue bonds for the purpose of financing and refinancing the costs of capital projects.

The City finds it to be in the public interest to borrow money to (i) finance and refinance all or a portion of the costs of the projects listed on Exhibit A attached hereto; and (ii) pay the costs incurred by the City in connection with the issuance, sale and delivery of said bonds.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF ROCKVILLE, that:

Section 1: Acting pursuant to the authority of the Acts, the City hereby determines that the net proceeds from the sale of its General Obligation Bonds, Series 2022A, authorized to be issued and sold by this Ordinance (the “Series 2022A Bonds”), shall be used and applied to (i) finance and refinance all or a portion of the costs of the projects listed on Exhibit A attached hereto, and (ii) pay the costs incurred by the City in connection with the issuance, sale and delivery of the Series 2022A Bonds.

Section 2: It is hereby determined that the City shall borrow money and incur indebtedness for the purposes set forth in this Ordinance. To evidence such borrowing and indebtedness and acting pursuant to the authority of the Acts, the City shall issue and sell, upon its full faith and credit, from time to time, one or more series of its general obligation, fully registered bonds, said issue of bonds to be known as “The Mayor and Council of Rockville General Obligation Bonds, Series 2022A” in an aggregate principal amount not to exceed Thirteen Million Dollars ($13,000,000). The City Manager of the City (the “City Manager”) is hereby authorized and directed to determine the aggregate principal amount and the principal amount per maturity of the Series 2022A Bonds to be issued in order to further the best interests of the City.

Section 3: The Series 2022A Bonds shall all be dated as of the date of their issuance, shall be in the denominations of $5,000 or any integral multiple thereof, shall be numbered from one (1) consecutively upwards in the order of their maturities and each such number shall be prefixed by the letter “R.” The Bond Registrar (hereinafter designated) may make such additional provision for numbering, including additional
prefixes and suffixes, as it may deem appropriate. The Series 2022A Bonds shall mature on June 1 in such years and in such principal amounts as the City Manager shall determine in order to further the best interests of the City.

Section 4: The Series 2022A Bonds maturing on or before June 1, 2032 shall not be subject to redemption prior to their respective maturities. The Series 2022A Bonds maturing on or after June 1, 2033 shall be subject to redemption prior to their respective maturities at the option of the City at any time on or after June 1, 2032, either as a whole or in part, in such order of maturity and within any maturity in such amount as directed by the City, at par plus accrued interest; provided, however, that the City Manager is hereby authorized and directed to specify such other optional redemption features with respect to the Series 2022A Bonds as he may deem to be in the best interests of the City.

The Series 2022A Bonds shall be subject to mandatory sinking fund redemption to the extent so provided in the winning bid for the Series 2022A Bonds submitted in accordance with the provisions of Section 8 hereof.

If less than all of the Series 2022A Bonds of any one maturity are called for redemption, the particular Series 2022A Bonds or portion thereof to be redeemed from such maturity shall be selected by lot by the Bond Registrar in such manner as the Bond Registrar in its sole discretion may determine, provided that any Series 2022A Bonds held in book-entry form shall be selected in accordance with the procedures of the securities depository.

When less than all of a Series 2022A Bond in a denomination in excess of $5,000 shall be so redeemed, then, upon the surrender of such Series 2022A Bond, there shall be issued to the registered owner thereof, without charge, for the unredeemed balance of the principal amount of such Series 2022A Bond, at the option of such owner, registered Series 2022A Bonds in any of the authorized denominations, the aggregate face amount of such Series 2022A Bonds not to exceed the unredeemed balance of the registered Series 2022A Bond so surrendered, and to bear the same interest rate and to mature on the same date as said unredeemed balance.

If, in accordance with the foregoing options, the City elects to redeem all or a portion of the outstanding Series 2022A Bonds, it will give a redemption notice by letter mailed first class, postage prepaid, to the registered owners of the Series 2022A Bonds to be redeemed at least thirty (30) days and not more than sixty (60) days prior to the redemption date, at the addresses of such owners appearing on the registration books kept by the Bond Registrar; provided, however, that if the Series 2022A Bonds are held in book-entry form, in lieu of mailing such notice, the City shall deliver a redemption notice to the securities depository not less than 30 days prior to the date fixed for redemption by a secure means in accordance with the security depository’s applicable operational arrangements (or such fewer numbers of days as shall be acceptable to the security depository); and provided further that the failure to deliver or mail any such notice or any
defect in the notice so delivered or mailed or the delivery or mailing thereof shall not affect
the validity of any redemption proceedings. Such notice shall state for all Series 2022A
Bonds being redeemed: maturity date, certificate numbers, redemption date, redemption
price, whether the Series 2022A Bonds are being redeemed in whole or in part and shall
also state that on the redemption date the interest on the Series 2022A Bonds so called
shall cease to accrue and the redemption price shall become due and payable and shall
require that the Series 2022A Bonds so called be presented for redemption and payment at
the designated office of the Paying Agent. The redemption notice may be conditioned upon
receipt of sufficient funds on the redemption date to pay the redemption price of the Series
2022A Bonds called for redemption, plus interest accrued to the redemption date, or such
other conditions as are set forth in the redemption notice.

The City may also provide such further notices and take such further actions as it
deems necessary in connection with such redemption, including any such notices or actions
as are required by the Securities and Exchange Commission or by the Municipal Securities
Rulemaking Board.

From and after the date fixed for redemption, if funds sufficient for payment of the
redemption price and accrued interest shall be available therefor on such date and any other
conditions to redemption have been satisfied, the Series 2022A Bonds so designated for
redemption shall cease to bear interest. Upon presentation and surrender in compliance
with said notice, the Series 2022A Bonds so called for redemption shall be paid by the
Paying Agent (hereinafter designated) at the redemption price plus any accrued interest. If
not so paid on presentation thereof, said Series 2022A Bonds so called shall continue to
bear interest at the rates expressed therein until paid. All Series 2022A Bonds redeemed
and paid hereunder will be canceled.

Section 5: All of the Series 2022A Bonds authorized by this Ordinance shall bear
interest at such interest rate or rates as shall be approved by the City Manager upon receipt
of competitive bids for the Series 2022A Bonds and award the sale thereof. Each Series
2022A Bond shall bear interest from the interest payment date next preceding the date on
which it is authenticated, unless authenticated upon an interest payment date, in which
event it shall bear interest from such interest payment date, or unless authenticated prior to
the first interest payment date, in which event it shall bear interest from the date of the
Series 2022A Bonds; provided, however, that if at the time of authentication of any Series
2022A Bond interest is in default, such Series 2022A Bond shall bear interest from the
date to which interest has been paid. The interest on all Series 2022A Bonds shall be paid
semi-annually on June 1 and December 1, beginning June 1, 2023, of each year in which
any Series 2022A Bonds may be outstanding and shall be computed on a 360-day year, 30-
day month basis.

All Series 2022A Bonds shall be executed in the name of the City and on its behalf
by the Mayor of Rockville. Such signature of the Mayor of Rockville may be manually
affixed or may be imprinted on such Series 2022A Bonds by facsimile; either a facsimile
or an original of the corporate seal of Rockville shall also be imprinted thereon, attested by
the manual or facsimile signature of the City Clerk/Director of Council Operations of Rockville.

The issuance and delivery of the Series 2022A Bonds is subject to the approving
opinion of McGuireWoods LLP.

In the event any official whose signature shall appear on such Series 2022A Bonds
shall cease to be such official prior to the delivery of the Series 2022A Bonds, or in the
event any such official whose signature shall appear on the Series 2022A Bonds shall have
become such after the date of issue thereof, the Series 2022A Bonds shall nevertheless be
valid and legally binding obligations of the City in accordance with their terms.

Notwithstanding any other provision of this Ordinance, it is intended that the Series
2022A Bonds will be issued as “book-entry only” securities. The City will issue one bond
for each maturity of the Series 2022A Bonds in the name of Cede & Co., nominee for The
Depository Trust Company (“DTC”), and beneficial ownership of the Series 2022A Bonds
will be evidenced by book entries maintained by DTC. The City Manager is hereby
authorized and directed to take whatever actions are necessary or advisable to facilitate the
issuance of the Series 2022A Bonds as book-entry only securities.

All Series 2022A Bonds shall be issued as fully registered bonds without coupons
in denominations of $5,000 each or any integral multiples thereof, and shall be registered
in the name or names of the owner or owners thereof, on books kept for such purpose at
the principal office of the Bond Registrar. Payment of the principal of and interest on the
Series 2022A Bonds shall be made to the persons in whose names such Series 2022A
Bonds are registered on the registration books maintained by the Bond Registrar as the
registered owners thereof, such principal to be payable at the designated office of the
Paying Agent upon presentation and surrender of such Series 2022A Bonds as the same
become due and payable, and such interest to be payable by check mailed by the Paying
Agent on the date such interest is payable to the persons in whose names the Series 2022A
Bonds are registered as of the close of business on the regular record date which shall be
the fifteenth day of the month immediately preceding each interest payment date (the
“Regular Record Date”) at such registered owner’s address as it appears on the registration
books maintained by the Bond Registrar.

The City is hereby designated as the Bond Registrar and as the Paying Agent for
the Series 2022A Bonds, subject to further action by the City.

Any interest on any Series 2022A Bond which is payable but not punctually paid or
duly provided for (“Defaulted Interest”) shall forthwith cease to be payable to the
registered owner on the relevant Regular Record Date and such Defaulted Interest may be
paid by the City, at its election in each case, as provided in paragraph (a) or (b) below:
(a) The City may elect to make payment of any Defaulted Interest on the Series 2022A Bonds to the persons in whose names such Series 2022A Bonds are registered at the close of business on a record date for the payment of such Defaulted Interest (the “Special Record Date”), which shall be fixed in the following manner. The City shall notify the Paying Agent in writing of the amount of Defaulted Interest proposed to be paid on the Series 2022A Bonds and the date of the proposed payment (which date shall be such as will enable the Paying Agent to comply with the next sentence hereof), and at the same time the City shall deposit or cause to be deposited with the Paying Agent an amount of money equal to the aggregate amount proposed to be paid in respect of such Defaulted Interest or shall make arrangements satisfactory to the Paying Agent for such deposit prior to the date of the proposed payment, such money when deposited to be held in trust for the benefit of the persons entitled to such Defaulted Interest as provided in this paragraph. Thereupon the Paying Agent shall fix a Special Record Date for the payment of such Defaulted Interest which shall be not more than fifteen (15) nor less than ten (10) days prior to the date after the receipt by the Paying Agent of the notice of the proposed payment. The Paying Agent shall promptly notify the City of such Special Record Date and, in the name of the City, shall cause notice of the payment date for such Defaulted Interest and the Special Record Date therefor to be mailed, first-class postage prepaid, to each registered owner as of a date not less than ten (10) days prior to such Special Record Date at such owner’s address as it appears in the registration books maintained by the Bond Registrar. The Paying Agent may, in its discretion, in the name of the City, cause a similar notice to be published at least once in a newspaper of general circulation in each of Baltimore, Maryland and/or the Borough of Manhattan, New York, New York but such publication shall not be a condition precedent to the establishment of such Special Record Date. Notice of the proposed payment of such Defaulted Interest and the Special Record Date therefor having been mailed as aforesaid, such Defaulted Interest shall be paid on the date fixed for such payment to the registered owners of the Series 2022A Bonds as of the close of business on the Special Record Date.

(b) The City may make payment of any Defaulted Interest in any other lawful manner not inconsistent with the requirements of any securities exchange on which the Series 2022A Bonds may be listed, and upon such notice as may be required by such exchange, if, after notice given by the City to the Paying Agent of the proposed payment pursuant to this paragraph, such payment shall be deemed practicable, and approved in writing, by the Paying Agent.

Section 6: Except as provided hereinafter or in ordinances or resolutions of The Mayor and Council of Rockville adopted prior to the issuance and delivery of the Series 2022A Bonds, all Series 2022A Bonds shall be substantially in the form of Exhibit C, attached hereto and made a part hereof, with appropriate insertions as therein indicated, which form and all of the covenants therein contained are hereby adopted by the City as and for the form of obligation to be incurred by the City, and said covenants and conditions are hereby made binding upon the City, including the promise to pay therein contained.
Section 7: The City Manager shall be and is hereby authorized to make such changes in the form of bond set forth in Exhibit C to this Ordinance, as the City Manager shall deem necessary to carry into effect the purposes of this Ordinance or to comply with recommendations of legal counsel; provided, however, that the City Manager shall make no change affecting the substance of the Series 2022A Bonds authorized by this Ordinance.

Section 8: It is hereby determined that it is in the best interests of the City to sell the Series 2022A Bonds at public (competitive) sale. The City Manager is hereby authorized and directed to publish one or more notices calling for bids for the Series 2022A Bonds in a newspaper of general circulation in the City, such notice to be published twice, and the first publication to be at least ten days before the date of the receipt of bids. The Notice of Sale with respect to the Series 2022A Bonds shall be substantially in the form of Exhibit B attached hereto, subject to such changes, insertions and amendments as the City Manager deems necessary and approves, his publication of such notice to constitute conclusive evidence of such approval. Notwithstanding the provisions of this Section 8, the City Manager may cause to be published a summary notice of sale which in his judgment serves substantially the purposes of publication.

The Series 2022A Bonds will be suitably prepared and duly executed and delivered to the entity submitting the winning bid for the Series 2022A Bonds (the “Purchaser”) in accordance with the conditions of delivery as set forth in this Ordinance as soon as practicable, upon due notice and at the expense of the City, at such place as may be agreed upon between the Purchaser of the Series 2022A Bonds and the City, upon payment in Federal or other immediately available funds of the purchase price of the Series 2022A Bonds.

The Series 2022A Bonds and their issuance and sale shall be exempt from the provisions of Sections 19-205 and 19-206 of the Local Government Article of the Annotated Code of Maryland, as amended.

Section 9: The Mayor of the City and the City Manager are hereby authorized to prepare and distribute a preliminary official statement with respect to the Series 2022A Bonds (the “Preliminary Official Statement”) with respect to the Series 2022A Bonds, to deem such Preliminary Official Statement to be “final” as of its date for purposes of Rule 15c2-12 of the Securities and Exchange Commission (the “Rule”), to execute and deliver a Continuing Disclosure Agreement pursuant to the Rule, and to take such further action and to execute such other documents as are necessary or desirable in connection with the issuance of the Series 2022A Bonds.

Section 10: Davenport & Company LLC is hereby recognized and appointed as the financial advisor to the City in connection with the issuance of the Series 2022A Bonds.
Section 11: (a) The City shall apply such amount of the proceeds of the Series 2022A Bonds as shall be deemed necessary by the Chief Financial Officer to the financing and refinancing of all or a portion of the costs of the projects listed on Exhibit A. Such amounts shall be invested upon the direction of the Chief Financial Officer, pending their application in accordance with the provisions hereof.

(b) The Chief Financial Officer shall apply proceeds of the Series 2022A Bonds to the payment of the costs of issuance thereof. Such amounts shall be invested upon the direction of the Chief Financial Officer, pending their application in accordance with the provisions hereof.

Section 12: For the purpose of paying the principal of and interest on the Series 2022A Bonds authorized to be issued by this Ordinance, the City shall levy or cause to be levied, and there is hereby levied, in each and every fiscal year in which any of the Series 2022A Bonds are outstanding, an ad valorem tax or taxes upon all of the legally assessable property within the corporate limits of the City in rate and amount sufficient to provide for the payment, when due, of the principal of all of the Series 2022A Bonds maturing in each such fiscal year and of all of the interest on the Series 2022A Bonds coming due in each such fiscal year, and, in the event the proceeds from the taxes so levied in each such fiscal year shall prove inadequate for the above purposes, additional taxes shall be, and are hereby, levied in the subsequent fiscal year to make up any deficiency. It is the intent of this Ordinance that the rate of said ad valorem taxes shall be so computed in each fiscal year that the proceeds of such ad valorem taxes, together with any other funds then lawfully available for the purpose, shall provide sufficient funds to meet said maturing principal of and interest on all of the Series 2022A Bonds.

The full faith and credit and unlimited taxing power of the City are hereby irrevocably pledged to the payment to maturity of the principal of and interest on the Series 2022A Bonds authorized by this Ordinance as and when the same respectively mature and to the levy and collection of the taxes hereinabove described as and when such taxes may become necessary in order to provide sufficient funds to meet the debt service requirements of the Series 2022A Bonds hereby authorized to be issued. The City hereby solemnly covenants and agrees with each registered owner (from time to time) of the Series 2022A Bonds to levy and collect the taxes hereinabove described and to take any other action that may be appropriate from time to time during the period that any of the Series 2022A Bonds remain outstanding and unpaid to provide the funds necessary to make principal and interest payments thereon.

Section 13: (a) The City intends to issue the Series 2022A Bonds with the expectation that the interest thereon will be excludable from the gross income of the holders thereof for federal income tax purposes. The Chief Financial Officer shall be the officer of the City responsible for the issuance of the Series 2022A Bonds within the meaning of the Arbitrage Regulations (defined herein). The Chief Financial Officer shall also be the officer of the City responsible for the execution and delivery (on the date of the
issuance of the Series 2022A Bonds) of a certificate of the City (the “Tax and Section 148 Certificate”) which complies with the requirements of Section 148 of the Internal Revenue Code of 1986 (“Section 148”), and the applicable regulations thereunder (the “Arbitrage Regulations”), and such officer is hereby authorized and directed to execute and deliver the Tax and Section 148 Certificate to counsel rendering an opinion on the validity of the Series 2022A Bonds on the date of the issuance of the Series 2022A Bonds.

(b) The City shall set forth in the Tax and Section 148 Certificate its reasonable expectations as to relevant facts, estimates and circumstances relating to the use of the proceeds of the Series 2022A Bonds or of any moneys, securities or other obligations to the credit of any account of the City which may be deemed to be proceeds of the Series 2022A Bonds pursuant to Section 148 or the Arbitrage Regulations (collectively, the “Bond Proceeds”). The City covenants and agrees with the registered owners of the Series 2022A Bonds that the facts, estimates and circumstances set forth in the Tax and Section 148 Certificate will be based on the City’s reasonable expectations on the date of issuance of the Series 2022A Bonds and will be, to the best of the certifying officers’ knowledge, true and correct as of that date.

(c) The City covenants and agrees with the registered owners of the Series 2022A Bonds that it will not make, or (to the extent that it exercises control or direction) permit to be made, any use of the Bond Proceeds that would cause the Series 2022A Bonds to be “arbitrage bonds” within the meaning of Section 148 and the Arbitrage Regulations. The City further covenants that it will comply with Section 148 of the Internal Revenue Code of 1986 (or any successor provision thereto) and the regulations thereunder which are applicable to the Series 2022A Bonds on the date of issuance of the Series 2022A Bonds and which may subsequently lawfully be made applicable to the Series 2022A Bonds.

(d) The City further covenants that it shall make such use of the proceeds of the Series 2022A Bonds, regulate the investment of the proceeds thereof, and take such other and further actions as may be required to maintain the excludability from gross income for federal income tax purposes of interest on the Series 2022A Bonds. All officers, employees and agents of the City are hereby authorized and directed to take such actions, and to provide such certifications of facts and estimates regarding the amount and use of the proceeds of the Series 2022A Bonds, as may be necessary or appropriate from time to time to comply with, or to evidence the City’s compliance with, the covenants set forth in this Section.

Section 14: This Ordinance shall take effect from and after the date of final passage.
THE FOREGOING ORDINANCE was introduced at a meeting of the Mayor and Council of Rockville held on September 12, 2022, and, its title having been included on the published agenda for the meeting of September 12, 2022, and all other requirements of law for published notice or hearing having been complied with, was finally passed by the Mayor and Council of Rockville on September 12, 2022.

________________________________________
City Clerk/Director of Council Operations
## Exhibit A

### List of Projects

<table>
<thead>
<tr>
<th>Water Fund Project</th>
<th>Debt Amount</th>
<th>Issue Fiscal Year</th>
<th>Maturity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water Main Rehabilitation and Improvements</td>
<td>7,202,000</td>
<td>2023</td>
<td>20 Years</td>
</tr>
<tr>
<td>Water Meter Replacement</td>
<td>370,000</td>
<td>2023</td>
<td>20 Years</td>
</tr>
</tbody>
</table>

**Water Fund Subtotal** $7,572,000

<table>
<thead>
<tr>
<th>Sewer Fund Project</th>
<th>Debt Amount</th>
<th>Issue Fiscal Year</th>
<th>Maturity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Blue Plains Wastewater Treatment</td>
<td>2,000,000</td>
<td>2023</td>
<td>20 Years</td>
</tr>
</tbody>
</table>

**Sewer Fund Subtotal** $2,000,000

<table>
<thead>
<tr>
<th>Stormwater Management Fund Project</th>
<th>Debt Amount</th>
<th>Issue Fiscal Year</th>
<th>Maturity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stream Restoration and Improvements</td>
<td>2,570,000</td>
<td>2023</td>
<td>20 Years</td>
</tr>
</tbody>
</table>

**Stormwater Management Fund Subtotal** $2,570,000

**GRAND TOTAL** $12,142,000

*ASSUMES ALL LEVEL PRINCIPAL SCHEDULES*
Exhibit B

Notice of Sale

$ __________ *
Mayor and Council of Rockville
General Obligation Bonds, Series 2022A

NOTICE IS HEREBY GIVEN that the above-captioned bonds (the “Bonds”) will be offered for sale by The Mayor and Council of Rockville (the “City”) according to the following terms:

TIME AND PLACE

Electronic bids for the Bonds will be received by the Chief Financial Officer of the City through the PARITY® system on Wednesday, October 19, 2022, until 10:30 A.M., Eastern Time. Consideration for award of the Bonds will be by the City Manager on the same day.

DETAILS OF THE BONDS

The Bonds will be dated November 2, 2022, as the date of original issue, and will bear interest payable on June 1 and December 1 of each year, commencing June 1, 2023. Interest will be computed on the basis of a 360-day year of twelve 30-day months. The Bonds will be issued pursuant to the authority of Subtitle 3 of Title 19 of the Local Government Article of the Annotated Code of Maryland, as amended, and Article VII, Section 11 of the Charter of the City of Rockville, as amended, and in accordance with an ordinance enacted by the City on September 12, 2022.

The Bonds will mature on June 1 in the years and amounts as follows:

<table>
<thead>
<tr>
<th>Year</th>
<th>Amount*</th>
<th>Year</th>
<th>Amount*</th>
</tr>
</thead>
</table>

* Preliminary, subject to change.
TERM BOND OPTION

Bidders may designate in their bid two or more consecutive serial maturities beginning no earlier than June 1, 2033 and in any year thereafter as a term bond which matures on the maturity date of the last serial maturity of the sequence. The stated maturity date for any term bond so designated may not be earlier than June 1, 2034. More than one such sequence of serial maturities may be designated as a term bond. Any term bond so designated shall be subject to mandatory redemption in each year on the principal payment date and in the entire amount of each serial maturity designated for inclusion in such term bond.

ADJUSTMENTS TO PRINCIPAL AMOUNTS AFTER DETERMINATION OF BEST BID

The aggregate principal amount and the principal amount of each maturity of the Bonds are subject to reduction or increase by the City after the receipt of bids for their purchase. The final aggregate principal amount and maturity schedule for the Bonds will be communicated to the successful bidder by 5:00 P.M. Eastern Time on the date of sale and will not reduce or increase the aggregate principal amount of the Bonds by more than 15% of the bid by the successful bidder. The dollar amount bid for principal by the successful bidder will be adjusted to reflect any reduction or increase in the aggregate principal amount of the Bonds, but the interest rates specified by the successful bidder for all maturities will not change. The successful bidder may not withdraw its bid as a result of any changes made within these limits.

BOOK-ENTRY SYSTEM

The Bonds will be issued by means of a book-entry system with no physical distribution of the Bonds made to the public. The Bonds will be issued in fully registered form and one Bond, representing the aggregate principal amount of the Bonds maturing in each year, will be registered in the name of Cede & Co. as nominee of The Depository Trust Company (“DTC”), New York, New York, which will act as securities depository for the Bonds. Individual purchases of the Bonds may be made in the principal amount of $5,000 or any multiple thereof of a single maturity through book entries made on the books and records of DTC and its participants. Principal and interest are payable by the Bond Registrar to DTC or its nominee as registered owner of the Bonds. Transfer of principal and interest payments to participants of DTC will be the responsibility of DTC; transfer of principal and interest payments to beneficial owners by participants will be the responsibility of such participants and other nominees of beneficial owners. The purchaser, as a condition of delivery of the Bonds, will be required to deposit the Bonds with DTC.

BOND REGISTRAR AND PAYING AGENT

The City will act as the Bond Registrar and Paying Agent for the Bonds.
OPTIONAL REDEMPTION

The Bonds maturing on or after June 1, 2033 shall be subject to redemption prior to their respective maturities at the option of the City at any time on or after June 1, 2032, either as a whole or in part, in such order of maturity and within any maturity in such amount as directed by the City, at par plus accrued interest.

SECURITY AND PURPOSE

The Bonds will be general obligations of the City to which the City will pledge its full faith and credit and unlimited taxing powers. The proceeds will be used to finance water, sewer, and other capital projects and to pay the costs of issuing the Bonds.

SUBMISSION OF BIDS

Electronic bids must be submitted through PARITY® for purposes of the electronic bidding process and the time as maintained by PARITY® shall constitute the official time with respect to all bids submitted to PARITY®. Each bidder shall be solely responsible for making necessary arrangements to access PARITY® for purposes of submitting its electronic bid in a timely manner and in compliance with the requirements of this Notice of Sale. None of the City, its agents, nor PARITY® shall have any duty or obligation to provide or ensure electronic access to any qualified prospective bidder, and none of the City, its agents nor PARITY® shall be responsible for any failure in the proper operation of, or have any liability for any delays or interruptions of or any damages caused by, PARITY®. The City is using the services of PARITY® solely as a communication mechanism to conduct the electronic bidding for the Bonds and PARITY® is not an agent of the City.

The City is not bound by any advice and determination of PARITY® to the effect that any particular bid complies with the terms of this Notice of Sale and in particular the “Bid Specifications” hereinafter set forth. All costs and expenses incurred by prospective bidders in connection with their submission of bids via PARITY® are the sole responsibility of the bidders; and the City is not responsible, directly or indirectly, for any of such costs or expenses. If a prospective bidder encounters any difficulty in submitting, modifying, or withdrawing a bid for the Bonds, the prospective bidder should telephone PARITY® at (212) 849-5021 and notify the City’s Financial Advisor, Davenport & Company LLC, by facsimile at (866) 932-6660 and by telephone at (410) 296-9426.

Electronic bids must be submitted for the purchase of the Bonds (all or none) via PARITY®. Bids will be communicated electronically to the City at 10:30 A.M. Eastern Time, on October 19, 2022. Prior to that time, a prospective bidder may (1) submit the proposed terms of its bid via PARITY®, (2) modify the proposed terms of its bid, in which event the proposed terms as last modified will (unless the bid is withdrawn as described herein) constitute its bid for the Bonds or (3) withdraw its proposed bid. Once the bids are communicated electronically via PARITY® to the City, each bid will constitute an irrevocable offer to purchase the Bonds on the terms therein provided.
If any provisions of this Notice of Sale conflict with information provided by PARITY®, this Notice of Sale shall control. Further information about PARITY®, including any fee charged, may be obtained from PARITY®, 1359 Broadway, 2nd Floor, New York City, New York 10018, Customer Support, (212) 849-5021.

BID SPECIFICATIONS

Interest rates must be in integral multiples of 1/8 or 1/20 of 1%. Bidders may specify more than one rate of interest to be borne by the Bonds, but all Bonds maturing on the same date must bear interest at the same rate from the date of the Bonds to the date of maturity. Bidders may not specify (1) any interest rate for any Bonds which exceeds the interest rate stated in such bid for any other Bonds by more than 3.00%, (2) any interest rate that exceeds 5.00%, or (3) a zero rate of interest. The difference between the highest and lowest interest rates may not exceed three percent (3.00%). A bid for the Bonds that specifies split or supplemental interest rates will not be considered. The City will also not consider and will reject any bid for the purchase of less than all of the Bonds. No conditional bids will be accepted.

GOOD FAITH DEPOSIT

A good faith deposit (the “Deposit”) is required in connection with the sale and bid for the Bonds. The Deposit may be provided in the form of a federal funds wire transfer in the amount of $__________ to be submitted to the City by the successful bidder not later than 3:00 P.M. Eastern Time (the “Deposit Deadline”) on the date of sale. The award to the apparent successful bidder is contingent upon receipt of the Deposit, and the Bonds will not be awarded to such bidder until the City has confirmation of receipt of the Deposit. The Deposit of the successful bidder will be retained by the City to be applied in partial payment for the Bonds and no interest will be allowed or paid upon the amount thereof, but in the event the successful bidder shall fail to comply with the terms of its bid, the proceeds thereof will be retained as and for full liquidated damages.

The City shall distribute wiring instructions for the Deposit to the successful bidder upon verification of the bids submitted by the bidders and prior to the Deposit Deadline. If the Deposit is not received by the Deposit Deadline, the award of the sale of the Bonds to the successful bidder may be cancelled by the City in its discretion without any financial liability of the City to the successful bidder or any limitation whatsoever on the City’s right to sell the Bonds to a different purchaser upon such terms and conditions as the City shall deem appropriate.

AWARD

The Bonds will be awarded on the basis of the lowest interest cost to the City to be determined on a true interest cost (TIC) basis. The City’s computation of the interest cost of each bid, in accordance with customary practice, will be controlling. Where the bids of two or more bidders result in the same lowest interest cost, the Bonds may be apportioned between such bidders, but if this shall not be acceptable, the City shall have the right to award all of the Bonds to one bidder. The City Manager’s judgment shall be
final and binding upon all bidders with respect to the form and adequacy of any bid received and as to its conformity to the terms of this Notice of Sale. Any award of the Bonds may be made as late as 4:00 P.M. Eastern Time on the sale date. All bids shall remain firm until an award is made. No bid can be withdrawn or amended after the time set for receiving bids unless the meeting of the City scheduled for award of the Bonds is adjourned, recessed, or continued to another date without award of the Bonds having been made.

The City will reserve the right to: (i) waive non-substantive informalities of any bid or of matters relating to the receipt of bids and award of the Bonds, (ii) reject all bids without cause, and (iii) reject any bid which the City determines to have failed to comply with the terms herein.

**ESTABLISHMENT OF ISSUE PRICE**

The successful bidder shall assist the City in establishing the issue price of the Bonds and shall execute and deliver to the City at closing an “issue price” or similar certificate setting forth the reasonably expected initial offering price to the public or the sales price or prices of the Bonds, together with the supporting pricing wires or equivalent communications, substantially in the form attached hereto as Exhibit A-1 or Exhibit A-2, as applicable, with such modifications as may be appropriate or necessary, in the reasonable judgment of the successful bidder, the City and Bond Counsel. All actions to be taken by the City under this Notice of Sale to establish the issue price of the Bonds may be taken on behalf of the City by the City’s Financial Advisor identified herein and any notice or report to be provided to the City may be provided to the City’s Financial Advisor.

The City intends that the provisions of Treasury Regulation Section 1.148-1(f)(3)(i) (defining “competitive sale” for purposes of establishing the issue price of the Bonds) will apply to the initial sale of the Bonds (the “competitive sale requirements”) because:

1. the City shall disseminate this Notice of Sale to potential underwriters in a manner that is reasonably designed to reach potential underwriters;

2. all bidders shall have an equal opportunity to bid;

3. the City may receive bids from at least three underwriters of municipal bonds who have established industry reputations for underwriting new issuances of municipal bonds; and

4. the City anticipates awarding the sale of the Bonds to the bidder who submits a firm offer to purchase the Bonds at the highest price (or lowest interest cost), as set forth in this Notice of Sale.

By submitting a bid, each bidder (i) confirms that its bid is a firm offer for the purchase of the Bonds identified in this Notice of Sale, on the terms set forth in its bid and this Notice of Sale, except as permitted by this Notice of Sale and (ii) represents that it has an established industry reputation for underwriting new issuances of municipal bonds.
In the event that the competitive sale requirements are not satisfied, the City shall so advise the successful bidder. The City may determine to treat (i) the first price at which 10% of a maturity of the Bonds (the “10% test”) is sold to the public as the issue price of that maturity and/or (ii) the initial offering price to the public as of the sale date of any maturity of the Bonds as the issue price of that maturity (the “hold-the-offering-price rule”), in each case applied on a maturity-by-maturity basis (and if different interest rates apply within a maturity, to each separate CUSIP number within that maturity). The successful bidder shall advise the City if any maturity of the Bonds satisfies the 10% test as of the date and time of the award of the Bonds. The City shall promptly advise the successful bidder, at or before the time of award of the Bonds, which maturities (and if different interest rates apply within a maturity, which separate CUSIP number within that maturity) of the Bonds shall be subject to the 10% test or shall be subject to the hold-the-offering-price rule. Bids will not be subject to cancellation in the event that the City determines to apply the hold-the-offering-price rule to any maturity of the Bonds. Bidders should prepare their bids on the assumption that some or all of the maturities of the Bonds will be subject to the hold-the-offering-price rule in order to establish the issue price of the Bonds.

By submitting a bid, the successful bidder shall (i) confirm that the underwriters have offered or will offer the Bonds to the public on or before the date of award at the offering price or prices (the “initial offering price”), or at the corresponding yield or yields, set forth in the bid submitted by the successful bidder and (ii) agree, on behalf of the underwriters participating in the purchase of the Bonds, that the underwriters will neither offer nor sell unsold Bonds of any maturity to which the hold-the-offering-price rule shall apply to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following:

1. the close of the fifth (5th) business day after the sale date; or
2. the date on which the underwriters have sold at least 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public.

The successful bidder shall promptly advise the City when the underwriters have sold 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public, if that occurs prior to the close of the fifth (5th) business day after the sale date.

If the competitive sale requirements are not satisfied, then until the 10% test has been satisfied as to each maturity of the Bonds, the successful bidder agrees to promptly report to the City the prices at which the unsold Bonds of that maturity have been sold to the public. That reporting obligation shall continue, whether or not the closing has occurred, until the 10% test has been satisfied as to the Bonds of that maturity or until all Bonds of that maturity have been sold.

The City acknowledges that, in making the representation set forth above, the successful bidder will rely on (i) the agreement of each underwriter to comply with the hold-the-
offering-price rule, as set forth in an agreement among underwriters and the related pricing wires, (ii) in the event a selling group has been created in connection with the initial sale of the Bonds to the public, the agreement of each dealer who is a member of the selling group to comply with the hold-the-offering-price rule, as set forth in a selling group agreement and the related pricing wires, and (iii) in the event that an underwriter is a party to a retail distribution agreement that was employed in connection with the initial sale of the Bonds to the public, the agreement of each broker-dealer that is a party to such agreement to comply with the hold-the-offering-price rule, as set forth in the retail distribution agreement and the related pricing wires. The City further acknowledges that each underwriter shall be solely liable for its failure to comply with its agreement regarding the hold-the-offering-price rule and that no underwriter shall be liable for the failure of any other underwriter, or of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a retail distribution agreement to comply with its corresponding agreement regarding the hold-the-offering-price rule as applicable to the Bonds.

By submitting a bid, each bidder confirms that: (i) any agreement among underwriters, any selling group agreement and each retail distribution agreement (to which the bidder is a party) relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each underwriter, each dealer who is a member of the selling group, and each broker-dealer that is a party to such retail distribution agreement, as applicable, to (A) report the prices at which it sells to the public the unsold Bonds of each maturity allotted to it until it is notified by the successful bidder that either the 10% test has been satisfied as to the Bonds of that maturity or all Bonds of that maturity have been sold to the public and (B) comply with the hold-the-offering-price rule, if applicable, in each case if and for so long as directed by the successful bidder and as set forth in the related pricing wires, and (ii) any agreement among underwriters relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each underwriter that is a party to a retail distribution agreement to be employed in connection with the initial sale of the Bonds to the public to require each broker-dealer that is a party to such retail distribution agreement to (A) report the prices at which it sells to the public the unsold Bonds of each maturity allotted to it until it is notified by the successful bidder or such underwriter that either the 10% test has been satisfied as to the Bonds of that maturity or all Bonds of that maturity have been sold to the public and (B) comply with the hold-the-offering-price rule, if applicable, in each case if and for so long as directed by the successful bidder or such underwriter and as set forth in the related pricing wires.

Sales of any Bonds to any person that is a related party to an underwriter shall not constitute sales to the public for purposes of this Notice of Sale. Further, for purposes of this Notice of Sale:

(i) “public” means any person other than an underwriter or a related party,

(ii) “underwriter” means (A) any person that agrees pursuant to a written contract with the City (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the public and (B) any person that agrees
pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Bonds to the public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the public),

(iii) a purchaser of any of the Bonds is a “related party” to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (i) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other), and

(iv) “sale date” means the date that the Bonds are awarded by the City to the successful bidder.

CUSIP NUMBERS; EXPENSES OF SUCCESSFUL BIDDER

CUSIP numbers for the Bonds will be applied for by the Financial Advisor, but the City will assume no obligation for the assignment or printing of such numbers on the Bonds or for the correctness of such numbers, and neither the failure to print such numbers on any of the Bonds nor any error with respect thereto shall constitute cause for a failure or refusal by the successful bidder to accept delivery of and make payment for the Bonds.

All charges of DTC and all other expenses of the successful bidder will be the responsibility of the successful bidder for the Bonds.

SETTLEMENT

The Bonds will be delivered on or about November 2, 2022 without cost to the Purchaser through DTC in New York, New York. Delivery will be subject to receipt by the purchaser of an approving legal opinion of McGuireWoods LLP of Baltimore, Maryland, and of customary closing papers, including a no-litigation certificate. On the date of settlement, payment for the Bonds shall be made in federal, or equivalent, funds which shall be received at the offices of the City or its designee. Except as compliance with the terms of payment for the Bonds shall have been made impossible by action of the City, or its agents, the purchaser shall be liable to the City for any loss suffered by the City by reason of the purchaser’s non-compliance with said terms for payment.

PRELIMINARY OFFICIAL STATEMENT; OFFICIAL STATEMENT

The City has deemed the Preliminary Official Statement dated October 11, 2022 to be final as of its date for purposes of Rule 15c2-12 of the Securities and Exchange Commission, except for the omission of certain information permitted to be omitted by said Rule. The City agrees to deliver to the successful bidder for its receipt no later than

B-8
seven business days after the date of sale of the Bonds an Official Statement, which is expected to be substantially in the form of the Preliminary Official Statement. If so requested by the successful bidder for the Bonds at or before the close of business on the date of the sale, the City will include in the Official Statement such pricing and other information with respect to the terms of the reoffering of the Bonds of such issue by the successful bidder therefor, if any, as may be specified and furnished in writing by such bidder (the “Reoffering Information”). If no such information is specified and furnished by the successful bidder, the Official Statement will include the interest rate or rates on the Bonds resulting from the bid of such successful bidder. The successful bidder shall be responsible to the City and its officials for such Reoffering Information furnished by such bidder, and for all decisions made by such bidder with respect to the use or omission of the Reoffering Information in any reoffering of the Bonds. The successful bidder will also be furnished, without cost, with an electronic copy and a reasonable number of hard copies (not to exceed 25) of the Official Statement (and any amendments or supplements thereto).

CONTINUING DISCLOSURE

The City has made certain covenants for the benefit of the holders from time to time of the Bonds to provide certain continuing disclosure, in order to assist bidders for the Bonds in complying with Rule 15c2-12(b)(5) of the Securities and Exchange Commission. Such covenants are described in the Preliminary Official Statement dated October 11, 2022.

RIGHT TO CHANGE NOTICE OF SALE AND POSTPONE OFFERING

The City reserves the right to change the Notice of Sale and to postpone, from time to time, the date established for the receipt of bids. In the event of a postponement, the new date and time of sale will be announced via BiDCOMP/Parity®/www.i-dealprospectus.com or TM3 News Service at least 24 hours prior to the time bids are to be submitted. On any such alternative sale date, bidders may submit electronic bids for the purchase of the Bonds in conformity with the provision of this Notice of Sale, except for any changes to this Notice of Sale, the change of the date of sale and the changes described in the next sentence. If the date fixed for receipt of bids is postponed, the expected date of delivery of the Bonds also may be postponed. Such changes, if any, will be announced via BiDCOMP/Parity®/www.i-dealprospectus.com or TM3 News Service at the time any alternative sale date is announced.

THE MAYOR AND COUNCIL OF ROCKVILLE

By: Chief Financial Officer
EXHIBIT A-1 TO
NOTICE OF SALE

$__________
Mayor and Council of Rockville
General Obligation Bonds, Series 2022A

ISSUE PRICE CERTIFICATE
(Qualified Competitive Bid)

The undersigned, on behalf of [NAME OF PURCHASER] (the “Purchaser”), hereby certifies as set forth below with respect to the sale of the above-captioned obligations (the “Bonds”).

1. **Reasonably Expected Initial Offering Price.**

   (a) As of the Sale Date, the reasonably expected initial offering prices of the Bonds to the Public by the Purchaser are the prices listed in Schedule A (the “Expected Offering Prices”). The Expected Offering Prices are the prices for the Bonds used by the Purchaser in formulating its bid to purchase the Bonds. Attached as Schedule B is a true and correct copy of the bid provided by the Purchaser to purchase the Bonds.

   (b) The Purchaser was not given the opportunity to review other bids prior to submitting its bid.

   (c) The bid submitted by the Purchaser constituted a firm offer to purchase the Bonds.

2. **Defined Terms.**

   (a) **Issuer** means Mayor and Council of Rockville.

   (b) **Maturity** means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate maturities.

   (c) **Public** means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term “related party” for purposes of this Certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

   (d) **Sale Date** means the first day on which there is a binding contract in writing for the sale of a Maturity of the Bonds. The Sale Date of the Bonds is __________, 2022.
(e) **Underwriter** means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Non-Arbitrage Certificate and Tax Covenants and with respect to compliance with the federal income tax rules affecting the Bonds, and by McGuireWoods LLP, as bond counsel to the Issuer, in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

**[NAME OF PURCHASER], as Purchaser**

By: ______________________________
Title: ______________________________

Dated: ____________, 2022
SCHEDULE A

Expected Offering Prices of the Bonds
SCHEDULE B

Copy of Bid
EXHIBIT A-2 TO
NOTICE OF SALE

$ Mayor and Council of Rockville
General Obligation Bonds, Series 2022A

ISSUE PRICE CERTIFICATE
(Nonqualified Competitive Bid)

The undersigned, on behalf of [NAME OF PURCHASER] (the “Purchaser”), hereby certifies as set forth below with respect to the sale and issuance of the above-captioned obligations (the “Bonds”).

1. Sale of the 10% Maturities. As of the date of this Certificate, for each Maturity of the 10% Maturities Bonds, the first price at which a Substantial Amount of such Maturity of the Bonds was sold to the Public is the respective price listed in Schedule A.

2. Initial Offering Price of the Undersold Maturities.
   (a) Each Underwriter offered the Undersold Maturities to the Public for purchase at the respective initial offering prices listed in Schedule B (the “Initial Offering Prices”) on or before the Sale Date. A copy of the pricing wire or equivalent communication for the Bonds is attached to this Certificate as Schedule C.
   
   (b) As set forth in the Notice of Sale and bid award, each Underwriter has agreed in writing that, (i) for each Maturity of the Undersold Maturities, it would neither offer nor sell any of the Bonds of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Offering Period for such Maturity, nor would it permit a related party to do so (the “hold-the-price rule”) and (ii) any selling group agreement shall contain the agreement of each dealer who is a member of the selling group, and any retail distribution agreement shall contain the agreement of each broker-dealer who is a party to the retail distribution agreement, to comply with the hold-the-price rule. Pursuant to such agreement, no Underwriter has offered nor sold any Maturity of the Undersold Maturities at a price that is higher than the respective Initial Offering Price for that Maturity of the Bonds during the Offering Period.

3. Defined Terms.
   (a) 10% Maturities means those Maturities of the Bonds shown in Schedule A hereto as the “10% Maturities.”
(b) Issuer means The Maryland-National Capital Park and Planning Commission.

(c) Maturity means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate maturities.

(d) Offering Period means, with respect to an Undersold Maturity, the period starting on the Sale Date and ending on the earlier of (i) the close of the fifth business day after the Sale Date (_______, 2022), or (ii) the date on which the Purchaser has sold a Substantial Amount of such Undersold Maturity to the Public at a price that is no higher than the Initial Offering Price for such Undersold Maturity.

(e) Public means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term “related party” for purposes of this Certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

(f) Sale Date means the first day on which there is a binding contract in writing for the sale of a Maturity of the Bonds. The Sale Date of the Bonds is _______, 2022.

(g) Substantial Amount means ten percent (10%).

(h) Undersold Maturities means those Maturities of the Bonds shown in Schedule B hereto as the “Undersold Maturities.”

(i) Underwriter means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Non-Arbitrage Certificate and Tax Covenants and with respect to compliance with the federal income tax rules affecting the Bonds, and by McGuireWoods LLP, as bond counsel to the Issuer, in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of Internal Revenue Service Form...
8038-G, and other federal income tax advice it may give to the Issuer from time to time relating to the Bonds.

[NAME OF PURCHASER], as Purchaser

By: ____________________________
Title: __________________________

Dated: ____________, 2022
SCHEDULE A

Sale Prices of the 10% Maturities
SCHEDULE B

Initial Offering Prices of the Undersold Maturities
SCHEDULE C

Pricing Wire
Exhibit C

[FORM OF SERIES 2022A BOND]

No. R-- $__________

UNITED STATES OF AMERICA
STATE OF MARYLAND
THE MAYOR AND COUNCIL OF ROCKVILLE, MARYLAND
General Obligation Bond, Series 2022A

<table>
<thead>
<tr>
<th>Interest Rate Per Annum</th>
<th>Maturity Date</th>
<th>Date of Original Issue</th>
<th>CUSIP</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>June 1, 2022__</td>
<td>____, 2022</td>
<td></td>
</tr>
</tbody>
</table>

REGISTERED OWNER: CEDE & CO.

PRINCIPAL AMOUNT: DOLLARS

THE MAYOR AND COUNCIL OF ROCKVILLE (the “City”), a municipal corporation created and existing under the laws of the State of Maryland, hereby acknowledges itself indebted, and, for value received, promises to pay to the Registered Owner shown above or registered assigns or legal representatives on the Maturity Date shown above (unless this bond shall be redeemable, shall have been called for prior redemption and payment of the redemption price made or provided for), the Principal Amount shown above or so much thereof as shall not have been paid upon prior redemption in any coin or currency which, at the time of payment, is legal tender for the payment of public and private debts upon presentation and surrender of this bond on the date such principal is payable or if such date is not a Business Day (hereinafter defined) then on the next succeeding Business Day at the principal office of the City in Rockville, Maryland (in such capacity, the “Paying Agent”), and to pay to the registered owner hereof by check or draft, mailed to such registered owner at such owner’s address as it appears on said registration books (the “Bond Register”) maintained by the City (in such capacity, the “Bond Registrar”) interest on said principal amount at the Interest Rate shown above (computed on a 360-day year, 30-day month basis) until payment of such principal amount, or until the prior redemption hereof, such interest being payable semi-annually on June 1 and December 1, beginning June 1, 2023, to the person in whose name this bond is registered on the Bond Register as of the close of business on the regular record date, which shall be the fifteenth day of the month immediately preceding each interest payment date (the “Regular Record Date”) and shall be made by check mailed by the Paying Agent on the interest payment date to such person’s address as it appears on the Bond Register. Any such interest not so punctually paid or duly provided for shall forthwith cease to be payable to the registered owner on such Regular Record Date, and may be paid to the person in whose name this bond is registered as of the close of business on a date fixed by the Paying Agent for the payment of such defaulted interest (the “Special Record Date”), notice of such payment date and the Special Record Date...
therefor being given by letter mailed first class, postage prepaid, to the registered owner hereof not less than ten (10) days prior to such Special Record Date at the address of such owner as it appears on the Bond Register, or may be paid at any time in any other lawful manner not inconsistent with the requirement of any securities exchange on which the bonds of this series may be listed and upon such notice as may be required by such exchange. Interest will accrue from the most recent date to which interest has been paid or, if no interest has been paid, from the Date of Original Issue shown above.

“Business Day” means a day other than a Saturday, Sunday or a day on which the City is authorized or obligated by law or required by executive order to remain closed.

The full faith and credit and unlimited taxing power of the City are irrevocably pledged to the payment of the principal of and interest on this bond according to its terms, and the City does hereby covenant and agree to pay the principal of this bond and the interest thereon, at the dates and in the manner mentioned herein, according to the true intent and meaning thereof.

This bond is one of a duly authorized issue of general obligation bonds of the City designated “General Obligation Bonds, Series 2022A” aggregating ________ Million Dollars ($__,___,000) in principal amount, which are in denominations of $5,000 or any integral multiple thereof and mature [serially] in installments on June 1 in each of the years 2023 to 2042, inclusive, and bear interest per annum, as follows:

<table>
<thead>
<tr>
<th>Year of Maturity</th>
<th>Principal Amount</th>
<th>Interest Rate</th>
<th>Year of Maturity</th>
<th>Principal Amount</th>
<th>Interest Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2023</td>
<td></td>
<td></td>
<td>2033</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2024</td>
<td></td>
<td></td>
<td>2034</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2025</td>
<td></td>
<td></td>
<td>2035</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2026</td>
<td></td>
<td></td>
<td>2036</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2027</td>
<td></td>
<td></td>
<td>2037</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2028</td>
<td></td>
<td></td>
<td>2038</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2029</td>
<td></td>
<td></td>
<td>2039</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2030</td>
<td></td>
<td></td>
<td>2040</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2031</td>
<td></td>
<td></td>
<td>2041</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2032</td>
<td></td>
<td></td>
<td>2042</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

The bonds are numbered from one consecutively upwards prefixed by the letter “R” and are of like tenor and effect except as to maturity, number, interest rate, denomination and redemption provisions, and are issued pursuant to and in full conformity with the provisions of Subtitle 3 of Title 19 of the Local Government Article of the Annotated Code of Maryland, as amended, and Article VII, Section 11 of the Charter of the City of Rockville, as amended, and by virtue of due proceedings had and taken by The Mayor and Council of Rockville, particularly an Ordinance introduced and adopted on September 12, 2022 (the “Ordinance”).
The bonds maturing on or before June 1, 2032 are not subject to redemption prior to their respective maturities. The bonds maturing on or after June 1, 2033 are subject to redemption prior to their respective maturities at the option of the City at any time on or after June 1, 2032, either as a whole or in part, in such order of maturity and within any maturity in such amount as directed by the City, at par, plus interest accrued to the date fixed for redemption.

[Insert mandatory sinking fund redemption provisions if applicable]

If less than all of the bonds of any one maturity of this issue shall be called for redemption, the particular bonds or portion thereof to be redeemed from such maturity shall be selected by lot by the Bond Registrar in such manner as, in its discretion, it shall determine.

When less than all of a bond in a denomination in excess of $5,000 shall be so redeemed, then, upon the surrender of such bond, there shall be issued to the registered owner thereof, without charge, for the unredeemed balance of the principal amount of such bond, at the option of such owner, registered bonds in any of the authorized denominations, the aggregate face amount of such bonds not to exceed the unredeemed balance of the registered bond so surrendered, and to bear the same interest rate and to mature on the same date as said unredeemed balance.

If the City elects to redeem all or a portion of the outstanding bonds, it will give a redemption notice to the Depository (defined below) not less than 30 days prior to the date fixed for redemption (or such fewer number of days as shall be acceptable to the Depository) by a secure means as prescribed in the Ordinance. If the book-entry system is discontinued for the bonds, the City shall give a redemption notice by letter mailed first class, postage prepaid, to the registered owners of such bonds at least thirty (30) days and not more than sixty (60) days prior to the redemption date, at the addresses of such owners appearing on the registration books kept by the Bond Registrar. Failure to deliver or mail such notice or any defect in the notice so delivered or mailed, or in the delivery or mailing thereof shall not affect the validity of the redemption proceedings. Such notice shall state the maturity date, certificate numbers, redemption date, redemption price, whether the bonds are being redeemed in whole or in part and the name and address of the Paying Agent and shall also state that on the redemption date the interest on the bonds so called shall cease to accrue and the redemption price shall become due and payable and shall require that the bonds so called be presented for redemption and payment at the designated office of that Paying Agent. From and after the date fixed for redemption, if funds sufficient for payment of the redemption price and accrued interest shall be available therefor on such date, the bonds so designated for redemption shall cease to bear interest. Upon presentation and surrender in compliance with said notice, the bonds so called for redemption shall be paid by the Paying Agent at the redemption price plus any accrued interest. If not so paid on presentation thereof, said bonds so called shall continue to bear interest at the rates expressed therein until paid. All bonds redeemed and paid hereunder will be canceled.
So long as all of the bonds shall be maintained in book-entry form with a securities depository (the “Depository”) in accordance with the Ordinance: (1) in the event that fewer than all bonds of any one maturity shall be called for redemption, the Depository, and not the Bond Registrar, will select the particular accounts from which bonds or portions thereof will be redeemed in accordance with the Depository’s standard procedures for redemption of obligations such as the bonds; (2) in the event that part, but not all, of this bond shall be called for redemption, the holder of this bond may elect not to surrender this bond in exchange for a new bond in accordance with the provisions hereof and in such event shall make a notation indicating the principal amount of such redemption and the date thereof on the Payment Grid attached hereto; and (3) payments of principal or redemption price of and interest on this bond shall be payable to the Depository or its assigns in accordance with the provisions of the Ordinance. For all purposes, the principal amount of this bond outstanding at any time shall be equal to the lesser of (A) the principal sum shown on the face hereof and (B) such principal sum reduced by the principal amount of any partial redemption of this bond following which the holder of this bond has elected not to surrender this Bond in accordance with the provisions hereof. The failure of the holder hereof to note the principal amount of any partial redemption on the Payment Grid attached hereto, or any inaccuracy therein, shall not affect the payment obligation of the City hereunder. THEREFORE, IT CANNOT BE DETERMINED FROM THE FACE OF THIS BOND WHETHER A PART OF THE PRINCIPAL OF THIS BOND HAS BEEN PAID.

This bond is transferable only upon the registration books kept at the designated office of the Bond Registrar, by the registered owner hereof in person, or by his or her attorney duly authorized in writing, upon surrender hereof together with a written instrument of transfer in the form attached hereto and satisfactory to the Bond Registrar duly executed by the registered owner or his or her duly authorized attorney, and thereupon, within a reasonable time, the Bond Registrar shall issue in the name of the transferee a new registered bond or bonds of any authorized denominations in aggregate principal amount equal to the principal amount of this bond or the unredeemed portion hereof, and maturing on the same date and bearing interest at the same rate, and the new bond or bonds shall be delivered to the transferee only after payment of any tax or governmental charge required to be paid with respect to, and any shipping expenses or insurance relating to, such transfer and only after due authentication thereof by an authorized officer of the Bond Registrar. The Bond Registrar shall not be required to issue, transfer or exchange any bond during the period beginning fifteen days before any selection of bonds to be redeemed and ending on the day of delivery or mailing of the notice of redemption or to transfer or exchange any bond called or being called for redemption in whole or in part. The Bond Registrar may deem and treat the person in whose name this bond is registered as the absolute owner hereof for the purpose of receiving payment of or on account of the principal or redemption price hereof and interest due hereon and for all other purposes.

It is hereby certified and recited that all conditions, acts and things required by the Constitution or statutes of the State of Maryland, the Charter of the City (the “Charter”) and the Ordinance to exist, to have happened or to have been performed precedent to or in the issuance of this bond, exist, have happened and have been performed, and that the
issue of bonds of which this is one, together with all other indebtedness of the City, is within every debt and other limit prescribed by said Constitution or statutes or Charter, and that due provision has been made for the levy and collection of an ad valorem tax or taxes upon all legally assessable property within the corporate limits of the City in rate and amount sufficient to provide for the payment, when due, of the principal of and interest on this bond.

This bond shall not be valid or become obligatory for any purpose, until this bond shall have been authenticated by an authorized officer of the Bond Registrar.

[Remainder of Page Left Blank Intentionally]
IN WITNESS WHEREOF, this bond has been executed by the manual or facsimile signature of the Mayor of the City, an original or facsimile of the corporate seal of the City has been imprinted hereon, attested by the manual or facsimile signature of the City Clerk/Director of Council Operations of the City as of the Date of Original Issue.

ATTEST:

THE MAYOR AND COUNCIL OF ROCKVILLE

______________________________  By: ________________________________
City Clerk/
Director of Council Operations  Mayor

[SEAL]
CERTIFICATION OF AUTHENTICATION

The undersigned hereby certifies that this bond is one of the registered Bonds of The Mayor and Council of Rockville.

THE MAYOR AND COUNCIL OF ROCKVILLE

By: __________________________
Authorized Officer of Bond Registrar

(Form of Assignment)

FOR VALUE RECEIVED the undersigned hereby sells, assigns and transfers unto _________________ the within bond and all rights thereunder, and does hereby constitute and appoint _________________ to transfer the within bond on the books kept for the registration thereof, with full power of substitution in the premises.

Dated: _________________

In the presence of:

________________________________________  __________________________
[Name of Registered Owner]  [Name of Registered Owner]

Notice: The signature to this assignment must correspond with the name as it appears upon the face of the within bond in every particular, without alteration or enlargement or any change whatever.
## PAYMENT GRID

<table>
<thead>
<tr>
<th>Date of Payment</th>
<th>Principal Amount Paid</th>
<th>Principal Amount Outstanding</th>
<th>Holder Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
# Table of Contents

- Financing Schedule .................................................................................................................. 3
- Preliminary Schedules ............................................................................................................. 4
- Proposed Fee ............................................................................................................................ 10
- Firm Background ..................................................................................................................... 11
- Project Team ............................................................................................................................. 12
- ScopeofServices ......................................................................................................................... 13
### City of Rockville, MD
General Obligation Bonds, Series 2022A

#### Financing Schedule

<table>
<thead>
<tr>
<th>August 2022</th>
<th>September 2022</th>
<th>October 2022</th>
</tr>
</thead>
<tbody>
<tr>
<td>Su Mo Tu We Th Fr Sa</td>
<td>Su Mo Tu We Th Fr Sa</td>
<td>Su Mo Tu We Th Fr Sa</td>
</tr>
<tr>
<td>1 2 3 4 5 6</td>
<td>1 2 3</td>
<td>1</td>
</tr>
<tr>
<td>7 8 9 10 11 12 13</td>
<td>4 5 6 7 8 9 10</td>
<td>2 3 4 5 6 7 8</td>
</tr>
<tr>
<td>14 15 16 17 18 19 20</td>
<td>11 12 13 14 15 16 17</td>
<td>9 10 11 12 13 14 15</td>
</tr>
<tr>
<td>21 22 23 24 25 26 27</td>
<td>18 19 20 21 22 23 24</td>
<td>16 17 18 19 20 21 22</td>
</tr>
<tr>
<td>28 29 30 31</td>
<td>25 26 27 28 29 30</td>
<td>23 24 25 26 27 28 29</td>
</tr>
<tr>
<td>30 31</td>
<td></td>
<td>30 31</td>
</tr>
</tbody>
</table>

### Working Group

<table>
<thead>
<tr>
<th>Role</th>
<th>Entity</th>
<th>Abbreviation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Issuer</td>
<td>City of Rockville, MD</td>
<td>CTY</td>
</tr>
<tr>
<td>Financial Advisor</td>
<td>Davenport &amp; Company LLC</td>
<td>DAV</td>
</tr>
<tr>
<td>Bond Counsel</td>
<td>McGuireWoods LLP</td>
<td>BC</td>
</tr>
</tbody>
</table>

### Date | Task | Responsibility |
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Friday, July 8</td>
<td>Davenport to send POS template to City to begin data collection</td>
<td>DAV</td>
</tr>
<tr>
<td>Monday, August 1</td>
<td>Introduction and Approval of Declaration of Intent</td>
<td>CTY, BC</td>
</tr>
<tr>
<td>Wednesday, August 17</td>
<td>City forwards POS material to Davenport</td>
<td>CTY</td>
</tr>
<tr>
<td>Wednesday, August 24</td>
<td>Davenport circulates POS for comment</td>
<td>DAV</td>
</tr>
<tr>
<td>Monday, August 29</td>
<td>Bond Counsel forwards Bond Ordinance to City for 9/12</td>
<td>BC</td>
</tr>
<tr>
<td>Wednesday, September 7</td>
<td>Comments on POS due to Davenport</td>
<td>ALL</td>
</tr>
<tr>
<td>Friday, September 9</td>
<td>Davenport circulates POS to rating agencies and working group</td>
<td>DAV</td>
</tr>
<tr>
<td>Monday, September 12</td>
<td>Bond Ordinance Introduction and Approval</td>
<td>CTY, BC</td>
</tr>
<tr>
<td>Friday, September 16</td>
<td>Rating Agencies forward questions to City</td>
<td>CTY, DAV</td>
</tr>
<tr>
<td>Friday, September 23</td>
<td>Send question responses to rating agencies</td>
<td>CTY, DAV</td>
</tr>
<tr>
<td>Monday, September 26</td>
<td>Calls with Rating Agencies</td>
<td>CTY, DAV</td>
</tr>
<tr>
<td>Friday, October 7</td>
<td>Ratings Released</td>
<td>CTY, DAV</td>
</tr>
<tr>
<td>Tuesday, October 7</td>
<td>Final Comments on POS due to Davenport</td>
<td>ALL</td>
</tr>
<tr>
<td>Tuesday, October 11</td>
<td>Sign-off on POS</td>
<td>ALL</td>
</tr>
<tr>
<td>Wednesday, October 19</td>
<td>Post POS/Apply for CUSIPS</td>
<td>DAV</td>
</tr>
<tr>
<td>Thursday, October 20</td>
<td>Davenport circulates draft OS for comment</td>
<td>DAV</td>
</tr>
<tr>
<td>Monday, October 24</td>
<td>Comments on OS due to Davenport</td>
<td>ALL</td>
</tr>
<tr>
<td>Bond Counsel distributes final bond documents</td>
<td>BC</td>
<td></td>
</tr>
<tr>
<td>Tuesday, October 25</td>
<td>Sign-off on OS</td>
<td>ALL</td>
</tr>
<tr>
<td>Delivery of OS to underwriter</td>
<td>DAV</td>
<td></td>
</tr>
<tr>
<td>Friday, October 28</td>
<td>City returns closing documents to McGuireWoods</td>
<td>CTY, BC</td>
</tr>
<tr>
<td>Tuesday, November 1</td>
<td>Pre-Closing</td>
<td>ALL</td>
</tr>
<tr>
<td>Wednesday, November 2</td>
<td>Closing</td>
<td>ALL</td>
</tr>
</tbody>
</table>
**Preliminary Schedules**

It is proposed that the City solicit competitive bids to issue approximately $11,245,000* General Obligation Bonds, Series 2022A (the “Series 2022A Bonds”). The Series 2022A Bonds will finance certain projects included in the City’s Capital Improvement Program, and pay the costs of issuing the Series 2022A Bonds.

Preliminary schedules* for the Bonds have been provided on the following pages.

The assumptions utilized in the preliminary schedules* are as follows:

1. Competitive bond sale on Wednesday, October 19, 2022;
2. Dated date as of delivery, currently estimated to be Wednesday, November 2, 2022;
3. Principal and Interest payments to begin on June 1, 2023;
4. Proceeds to provide approximately $12,142,000 for projects to be financed by the Series 2022A Bonds;
5. Payments for the Series 2022A Bonds reflect a level principal structure;
6. No capitalized interest;
7. Current market rates as of August 22, 2022, reflecting recent triple “A” bond sales for non-bank qualified issues;
8. Cost of issuance estimate $200,000; and
9. Underwriter compensation estimated at $5 per bond.

Please note that the minimum bid requirement would be a bid of no less than par, and any net premium the Bonds would reduce the issuance size. This adjustment would ensure that the City does not issue bonds in excess of needs. It does not cost the City to allow for this adjustment, and it is a common feature of competitively issued bonds.

The maximum issue size of $13,000,000 will provide enough room for necessary adjustments as described above.

*Preliminary, subject to change.
### SOURCES AND USES OF FUNDS

**Mayor and Council of Rockville, Maryland**  
**General Obligation Bonds, Series 2022**  
**Preliminary, subject to change. Interest rates as of August 22, 2022.**

<table>
<thead>
<tr>
<th>Sources:</th>
<th>Water Fund Projects</th>
<th>Sewer Fund Project</th>
<th>Stormwater Management Fund Project</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bond Proceeds:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Par Amount</td>
<td>7,015,000.00</td>
<td>1,850,000.00</td>
<td>2,380,000.00</td>
<td>11,245,000.00</td>
</tr>
<tr>
<td>Premium</td>
<td>719,965.75</td>
<td>191,025.90</td>
<td>245,941.15</td>
<td>1,156,932.80</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>7,734,965.75</strong></td>
<td><strong>2,041,025.90</strong></td>
<td><strong>2,625,941.15</strong></td>
<td><strong>12,401,932.80</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Uses:</th>
<th>Water Fund Projects</th>
<th>Sewer Fund Project</th>
<th>Stormwater Management Fund Project</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Fund Deposits:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Project Fund</td>
<td>7,572,000.00</td>
<td>2,000,000.00</td>
<td>2,570,000.00</td>
<td>12,142,000.00</td>
</tr>
<tr>
<td>Cost of Issuance:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cost of Issuance</td>
<td>124,766.56</td>
<td>32,903.51</td>
<td>42,329.93</td>
<td>200,000.00</td>
</tr>
<tr>
<td>Delivery Date Expenses:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Underwriter’s Discount</td>
<td>35,075.00</td>
<td>9,250.00</td>
<td>11,900.00</td>
<td>56,225.00</td>
</tr>
<tr>
<td>Other Uses of Funds:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Additional Proceeds</td>
<td>3,124.19</td>
<td>-1,127.61</td>
<td>1,711.22</td>
<td>3,707.80</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>7,734,965.75</strong></td>
<td><strong>2,041,025.90</strong></td>
<td><strong>2,625,941.15</strong></td>
<td><strong>12,401,932.80</strong></td>
</tr>
</tbody>
</table>
# BOND DEBT SERVICE

Mayor and Council of Rockville, Maryland
General Obligation Bonds, Series 2022
Preliminary, subject to change. Interest rates as of August 22, 2022.

<table>
<thead>
<tr>
<th>Period Ending</th>
<th>Principal</th>
<th>Coupon</th>
<th>Interest</th>
<th>Debt Service</th>
</tr>
</thead>
<tbody>
<tr>
<td>06/30/2023</td>
<td>570,000</td>
<td>5.000%</td>
<td>303,775.70</td>
<td>873,775.70</td>
</tr>
<tr>
<td>06/30/2024</td>
<td>570,000</td>
<td>5.000%</td>
<td>494,750.00</td>
<td>1,064,750.00</td>
</tr>
<tr>
<td>06/30/2025</td>
<td>570,000</td>
<td>5.000%</td>
<td>466,250.00</td>
<td>1,036,250.00</td>
</tr>
<tr>
<td>06/30/2026</td>
<td>565,000</td>
<td>5.000%</td>
<td>437,750.00</td>
<td>1,002,750.00</td>
</tr>
<tr>
<td>06/30/2027</td>
<td>565,000</td>
<td>5.000%</td>
<td>409,500.00</td>
<td>974,500.00</td>
</tr>
<tr>
<td>06/30/2028</td>
<td>565,000</td>
<td>5.000%</td>
<td>381,250.00</td>
<td>946,250.00</td>
</tr>
<tr>
<td>06/30/2029</td>
<td>565,000</td>
<td>5.000%</td>
<td>353,000.00</td>
<td>918,000.00</td>
</tr>
<tr>
<td>06/30/2030</td>
<td>565,000</td>
<td>5.000%</td>
<td>324,750.00</td>
<td>889,750.00</td>
</tr>
<tr>
<td>06/30/2031</td>
<td>565,000</td>
<td>5.000%</td>
<td>296,500.00</td>
<td>861,500.00</td>
</tr>
<tr>
<td>06/30/2032</td>
<td>565,000</td>
<td>5.000%</td>
<td>268,250.00</td>
<td>833,250.00</td>
</tr>
<tr>
<td>06/30/2033</td>
<td>560,000</td>
<td>5.000%</td>
<td>240,000.00</td>
<td>800,000.00</td>
</tr>
<tr>
<td>06/30/2034</td>
<td>560,000</td>
<td>5.000%</td>
<td>212,000.00</td>
<td>772,000.00</td>
</tr>
<tr>
<td>06/30/2035</td>
<td>560,000</td>
<td>5.000%</td>
<td>184,000.00</td>
<td>744,000.00</td>
</tr>
<tr>
<td>06/30/2036</td>
<td>560,000</td>
<td>4.000%</td>
<td>156,000.00</td>
<td>716,000.00</td>
</tr>
<tr>
<td>06/30/2037</td>
<td>560,000</td>
<td>4.000%</td>
<td>133,600.00</td>
<td>693,600.00</td>
</tr>
<tr>
<td>06/30/2038</td>
<td>560,000</td>
<td>4.000%</td>
<td>111,200.00</td>
<td>671,200.00</td>
</tr>
<tr>
<td>06/30/2039</td>
<td>555,000</td>
<td>4.000%</td>
<td>88,800.00</td>
<td>643,800.00</td>
</tr>
<tr>
<td>06/30/2040</td>
<td>555,000</td>
<td>4.000%</td>
<td>66,600.00</td>
<td>621,600.00</td>
</tr>
<tr>
<td>06/30/2041</td>
<td>555,000</td>
<td>4.000%</td>
<td>44,400.00</td>
<td>599,400.00</td>
</tr>
<tr>
<td>06/30/2042</td>
<td>555,000</td>
<td>4.000%</td>
<td>22,200.00</td>
<td>577,200.00</td>
</tr>
</tbody>
</table>

11,245,000 4,994,575.70 16,239,575.70
## BOND DEBT SERVICE

Mayor and Council of Rockville, Maryland

Water Fund Projects

<table>
<thead>
<tr>
<th>Period Ending</th>
<th>Principal</th>
<th>Coupon</th>
<th>Interest</th>
<th>Debt Service</th>
</tr>
</thead>
<tbody>
<tr>
<td>06/30/2023</td>
<td>355,000</td>
<td>5.00%</td>
<td>189,406.25</td>
<td>544,406.25</td>
</tr>
<tr>
<td>06/30/2024</td>
<td>355,000</td>
<td>5.00%</td>
<td>308,500.00</td>
<td>663,500.00</td>
</tr>
<tr>
<td>06/30/2025</td>
<td>355,000</td>
<td>5.00%</td>
<td>290,750.00</td>
<td>645,750.00</td>
</tr>
<tr>
<td>06/30/2026</td>
<td>350,000</td>
<td>5.00%</td>
<td>273,000.00</td>
<td>623,000.00</td>
</tr>
<tr>
<td>06/30/2027</td>
<td>350,000</td>
<td>5.00%</td>
<td>255,500.00</td>
<td>605,500.00</td>
</tr>
<tr>
<td>06/30/2028</td>
<td>350,000</td>
<td>5.00%</td>
<td>238,000.00</td>
<td>588,000.00</td>
</tr>
<tr>
<td>06/30/2029</td>
<td>350,000</td>
<td>5.00%</td>
<td>220,500.00</td>
<td>570,500.00</td>
</tr>
<tr>
<td>06/30/2030</td>
<td>350,000</td>
<td>5.00%</td>
<td>203,000.00</td>
<td>553,000.00</td>
</tr>
<tr>
<td>06/30/2031</td>
<td>350,000</td>
<td>5.00%</td>
<td>185,500.00</td>
<td>535,500.00</td>
</tr>
<tr>
<td>06/30/2032</td>
<td>350,000</td>
<td>5.00%</td>
<td>168,000.00</td>
<td>518,000.00</td>
</tr>
<tr>
<td>06/30/2033</td>
<td>350,000</td>
<td>5.00%</td>
<td>150,500.00</td>
<td>500,500.00</td>
</tr>
<tr>
<td>06/30/2034</td>
<td>350,000</td>
<td>5.00%</td>
<td>133,000.00</td>
<td>483,000.00</td>
</tr>
<tr>
<td>06/30/2035</td>
<td>350,000</td>
<td>5.00%</td>
<td>115,500.00</td>
<td>465,500.00</td>
</tr>
<tr>
<td>06/30/2036</td>
<td>350,000</td>
<td>4.00%</td>
<td>98,000.00</td>
<td>448,000.00</td>
</tr>
<tr>
<td>06/30/2037</td>
<td>350,000</td>
<td>4.00%</td>
<td>84,000.00</td>
<td>434,000.00</td>
</tr>
<tr>
<td>06/30/2038</td>
<td>350,000</td>
<td>4.00%</td>
<td>70,000.00</td>
<td>420,000.00</td>
</tr>
<tr>
<td>06/30/2039</td>
<td>350,000</td>
<td>4.00%</td>
<td>56,000.00</td>
<td>406,000.00</td>
</tr>
<tr>
<td>06/30/2040</td>
<td>350,000</td>
<td>4.00%</td>
<td>42,000.00</td>
<td>392,000.00</td>
</tr>
<tr>
<td>06/30/2041</td>
<td>350,000</td>
<td>4.00%</td>
<td>28,000.00</td>
<td>378,000.00</td>
</tr>
<tr>
<td>06/30/2042</td>
<td>350,000</td>
<td>4.00%</td>
<td>14,000.00</td>
<td>364,000.00</td>
</tr>
</tbody>
</table>

7,015,000
3,123,156.25
10,138,156.25
## BOND DEBT SERVICE

**Mayor and Council of Rockville, Maryland**  
**Sewer Fund Project**

<table>
<thead>
<tr>
<th>Period Ending</th>
<th>Principal</th>
<th>Coupon</th>
<th>Interest</th>
<th>Debt Service</th>
</tr>
</thead>
<tbody>
<tr>
<td>06/30/2023</td>
<td>95,000</td>
<td>5.000%</td>
<td>50,043.89</td>
<td>145,043.89</td>
</tr>
<tr>
<td>06/30/2024</td>
<td>95,000</td>
<td>5.000%</td>
<td>81,450.00</td>
<td>176,450.00</td>
</tr>
<tr>
<td>06/30/2025</td>
<td>95,000</td>
<td>5.000%</td>
<td>76,700.00</td>
<td>171,700.00</td>
</tr>
<tr>
<td>06/30/2026</td>
<td>95,000</td>
<td>5.000%</td>
<td>71,950.00</td>
<td>166,950.00</td>
</tr>
<tr>
<td>06/30/2027</td>
<td>95,000</td>
<td>5.000%</td>
<td>67,200.00</td>
<td>162,200.00</td>
</tr>
<tr>
<td>06/30/2028</td>
<td>95,000</td>
<td>5.000%</td>
<td>62,450.00</td>
<td>157,450.00</td>
</tr>
<tr>
<td>06/30/2029</td>
<td>95,000</td>
<td>5.000%</td>
<td>57,700.00</td>
<td>152,700.00</td>
</tr>
<tr>
<td>06/30/2030</td>
<td>95,000</td>
<td>5.000%</td>
<td>52,950.00</td>
<td>147,950.00</td>
</tr>
<tr>
<td>06/30/2031</td>
<td>95,000</td>
<td>5.000%</td>
<td>48,200.00</td>
<td>143,200.00</td>
</tr>
<tr>
<td>06/30/2032</td>
<td>95,000</td>
<td>5.000%</td>
<td>43,450.00</td>
<td>138,450.00</td>
</tr>
<tr>
<td>06/30/2033</td>
<td>90,000</td>
<td>5.000%</td>
<td>38,700.00</td>
<td>128,700.00</td>
</tr>
<tr>
<td>06/30/2034</td>
<td>90,000</td>
<td>5.000%</td>
<td>34,200.00</td>
<td>124,200.00</td>
</tr>
<tr>
<td>06/30/2035</td>
<td>90,000</td>
<td>5.000%</td>
<td>29,700.00</td>
<td>119,700.00</td>
</tr>
<tr>
<td>06/30/2036</td>
<td>90,000</td>
<td>4.000%</td>
<td>25,200.00</td>
<td>115,200.00</td>
</tr>
<tr>
<td>06/30/2037</td>
<td>90,000</td>
<td>4.000%</td>
<td>21,600.00</td>
<td>111,600.00</td>
</tr>
<tr>
<td>06/30/2038</td>
<td>90,000</td>
<td>4.000%</td>
<td>18,000.00</td>
<td>108,000.00</td>
</tr>
<tr>
<td>06/30/2039</td>
<td>90,000</td>
<td>4.000%</td>
<td>14,400.00</td>
<td>104,400.00</td>
</tr>
<tr>
<td>06/30/2040</td>
<td>90,000</td>
<td>4.000%</td>
<td>10,800.00</td>
<td>100,800.00</td>
</tr>
<tr>
<td>06/30/2041</td>
<td>90,000</td>
<td>4.000%</td>
<td>7,200.00</td>
<td>97,200.00</td>
</tr>
<tr>
<td>06/30/2042</td>
<td>90,000</td>
<td>4.000%</td>
<td>3,600.00</td>
<td>93,600.00</td>
</tr>
</tbody>
</table>

1,850,000  
815,493.89  
2,665,493.89
## BOND DEBT SERVICE

**Mayor and Council of Rockville, Maryland**

**Stormwater Management Fund Project**

<table>
<thead>
<tr>
<th>Period Ending</th>
<th>Principal</th>
<th>Coupon</th>
<th>Interest</th>
<th>Debt Service</th>
</tr>
</thead>
<tbody>
<tr>
<td>06/30/2023</td>
<td>120,000</td>
<td>5.00%</td>
<td>64,325.56</td>
<td>184,325.56</td>
</tr>
<tr>
<td>06/30/2024</td>
<td>120,000</td>
<td>5.00%</td>
<td>104,800.00</td>
<td>224,800.00</td>
</tr>
<tr>
<td>06/30/2025</td>
<td>120,000</td>
<td>5.00%</td>
<td>98,800.00</td>
<td>218,800.00</td>
</tr>
<tr>
<td>06/30/2026</td>
<td>120,000</td>
<td>5.00%</td>
<td>92,800.00</td>
<td>212,800.00</td>
</tr>
<tr>
<td>06/30/2027</td>
<td>120,000</td>
<td>5.00%</td>
<td>86,800.00</td>
<td>206,800.00</td>
</tr>
<tr>
<td>06/30/2028</td>
<td>120,000</td>
<td>5.00%</td>
<td>80,800.00</td>
<td>200,800.00</td>
</tr>
<tr>
<td>06/30/2029</td>
<td>120,000</td>
<td>5.00%</td>
<td>74,800.00</td>
<td>194,800.00</td>
</tr>
<tr>
<td>06/30/2030</td>
<td>120,000</td>
<td>5.00%</td>
<td>68,800.00</td>
<td>188,800.00</td>
</tr>
<tr>
<td>06/30/2031</td>
<td>120,000</td>
<td>5.00%</td>
<td>62,800.00</td>
<td>182,800.00</td>
</tr>
<tr>
<td>06/30/2032</td>
<td>120,000</td>
<td>5.00%</td>
<td>56,800.00</td>
<td>176,800.00</td>
</tr>
<tr>
<td>06/30/2033</td>
<td>120,000</td>
<td>5.00%</td>
<td>50,800.00</td>
<td>170,800.00</td>
</tr>
<tr>
<td>06/30/2034</td>
<td>120,000</td>
<td>5.00%</td>
<td>44,800.00</td>
<td>164,800.00</td>
</tr>
<tr>
<td>06/30/2035</td>
<td>120,000</td>
<td>5.00%</td>
<td>38,800.00</td>
<td>158,800.00</td>
</tr>
<tr>
<td>06/30/2036</td>
<td>120,000</td>
<td>4.00%</td>
<td>32,800.00</td>
<td>152,800.00</td>
</tr>
<tr>
<td>06/30/2037</td>
<td>120,000</td>
<td>4.00%</td>
<td>28,000.00</td>
<td>148,000.00</td>
</tr>
<tr>
<td>06/30/2038</td>
<td>120,000</td>
<td>4.00%</td>
<td>23,200.00</td>
<td>143,200.00</td>
</tr>
<tr>
<td>06/30/2039</td>
<td>115,000</td>
<td>4.00%</td>
<td>18,400.00</td>
<td>133,400.00</td>
</tr>
<tr>
<td>06/30/2040</td>
<td>115,000</td>
<td>4.00%</td>
<td>13,800.00</td>
<td>128,800.00</td>
</tr>
<tr>
<td>06/30/2041</td>
<td>115,000</td>
<td>4.00%</td>
<td>9,200.00</td>
<td>124,200.00</td>
</tr>
<tr>
<td>06/30/2042</td>
<td>115,000</td>
<td>4.00%</td>
<td>4,600.00</td>
<td>119,600.00</td>
</tr>
</tbody>
</table>

2,380,000  
1,055,925.56  
3,435,925.56
**Proposed Fee**

Our estimated fees to serve as Financial Advisor for the City’s Series 2022A.

<table>
<thead>
<tr>
<th>Team Member</th>
<th>Title in Contract</th>
<th>Hourly Rate</th>
<th>Estimated hours</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Joseph Mason</td>
<td>Principal</td>
<td>$325.00</td>
<td>32</td>
<td>$10,400.00</td>
</tr>
<tr>
<td>Jennifer Diercksen</td>
<td>Senior Consultant</td>
<td>$325.00</td>
<td>39</td>
<td>12,675.00</td>
</tr>
<tr>
<td>Shina Omokanwaye</td>
<td>MBE Consultant</td>
<td>$325.00</td>
<td>20</td>
<td>6,500.00*</td>
</tr>
<tr>
<td>Susan Ostazeski</td>
<td>Junior Consultant</td>
<td>$215.00</td>
<td>37</td>
<td>7,955.00</td>
</tr>
<tr>
<td>Linda Moran</td>
<td>Junior Consultant</td>
<td>$215.00</td>
<td>12</td>
<td>2,580.00</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td>140 hrs.</td>
<td><strong>$40,110.00</strong>*</td>
</tr>
</tbody>
</table>

*Subject to 16% participation requirement.

**Please note that these fees are a preliminary not-to-exceed estimate and subject to change, as needed, with further input from the City.
**Firm Background**

Davenport provides financial advisory services to a diverse group of more than 400 public sector clients including cities, counties, utility systems, state governments, public authorities, transportation facilities, universities, museums, and other agencies responsible for public or not-for-profit activities.

We assist our clients with strategic financial planning, debt management analysis, economic development strategies, project development for both revenue and tax supported ventures, credit ratings, peer group comparisons, credit enhancement, evaluation of new financing techniques, and arranging public offerings and direct bank loans. We provide clients with portfolio surveillance, derivative evaluation, cash flow forecasting, investment advice, assisting with investment strategy development, and other financial products. In addition, we assist clients with management of operating funds, reserve funds and the proceeds of bond issues.
Project Team

Davenport has assembled a team of proven professionals specifically designed for the City of Rockville with extensive experience in all aspects of the engagement. The team we have assembled to serve this engagement has worked on a wide range of challenging and demanding assignments, and will carefully allocating responsibilities within the team to provide continuity, responsiveness, and high-caliber service on all assignments.

Mr. Joseph Mason, Senior Vice President, and Ms. Jennifer Diercksen, First Vice President, will serve as the day-to-day contacts for the City. They will be responsible for managing the engagement and will personally take the lead. Ms. Susan Ostazeski, Vice President, will provide technical and logistical assistance to the rest of the Financial Advisory team, including document distribution, debt structuring analysis, bond sale calculations, and portfolio monitoring for refunding opportunities. Ms. Linda Moran, Associate Vice President, will assist the senior members with official statement preparation and other tasks related to the bond sale transaction. Mr. Shina Omokanwaye, President of SOA Financial, will assist with financial reporting and technical support.
Scope of Services

Advise on the Method of Sale

Davenport will work with the City and the City’s bond counsel to analyze different credit structures. This includes evaluating various legal financing options; analyzing different debt structures to determine a preferred amortization that meets the City’s goals and policies; as well as deciding on the best method of sale.

Ensuring that the City obtains the lowest cost financing available begins long before the day of the sale. It begins at the onset of planning for the issuance. Davenport’s experience as Financial Advisor in Maryland and in the Mid-Atlantic makes us particularly well suited to provide unbiased analyses of all of the available financing options. Our preference is to ensure that all of the available funding options are taken into account when planning for a new financing. The most strategic Plan of Finance may take into account multiple funding sources.

In today’s environment, given the City’s top-notch credit ratings and the anticipated size of its tax-exempt new money, the best funding option would be a competitive public sale. Assuming a competitive bond sale Davenport would expect to provide the following deliverables to the City.

Deliverables

1. **Create financing schedule for the transaction:** Davenport will prepare a financing schedule for the transaction for distribution to the City, bond counsel, and other financing team members.

2. **Review legal documentation:** Davenport will review and comment on legal documentation for the transaction, including the bond ordinance and other necessary agreements.

3. **Official Statement:** Davenport will assist with the drafting of the Preliminary Official Statement (“POS”) and the final Official Statement (“OS”). The review of the POS is done in conjunction with sizing and structuring the transaction. We will review the final Official Statement for accuracy to assure that it reflects the final details of the winning bid.

4. **Rating Agencies:** Davenport will assist with the rating agency process as requested by the City. Davenport would anticipate assisting the City in its preparation of responses to questions received by the rating agencies that will discussed during the rating calls. Davenport will also schedule the rating calls and will be available to attend those calls as well.

5. **Notice of Sale (“NOS”):** Davenport will review the NOS. The bid parameters in the NOS must be carefully reviewed to provide the City with sufficient flexibility to restructure the transaction after the winner bidders are determined. The review of the NOS is done in conjunction with sizing and structuring the transaction.
6. **Size and Structure Transaction**: Prior to going to market, Davenport will size and structure the amortization schedule that will be used in the competitive bid. Davenport will monitor the market and make sure that the underwriting desks are aware of the transaction.

7. **Method of Sale**: It is anticipated that the bonds will be sold in a competitive public sale. On the sale date, Davenport will check all bids for accuracy and conformance with the terms of the NOS. After receipt of the bids, Davenport will independently verify the winning bidder.

8. **Assist with Closing**: Davenport will assist with the closing of the debt include the preparation of the closing memorandum outlining the flow of funds at closing.
Financial Advisory Disclaimer

The enclosed information relates to an existing or potential municipal advisor engagement.

The U.S. Securities and Exchange Commission (the "SEC") has clarified that a broker, dealer or municipal securities dealer engaging in municipal advisory activities outside the scope of underwriting a particular issuance of municipal securities should be subject to municipal advisor registration. Davenport & Company LLC (“Davenport”) has registered as a municipal advisor with the SEC. As a registered municipal advisor Davenport may provide advice to a municipal entity or obligated person. An obligated person is an entity other than a municipal entity, such as a not for profit corporation, that has commenced an application or negotiation with an entity to issue municipal securities on its behalf and for which it will provide support. If and when an issuer engages Davenport to provide financial advisory or consultant services with respect to the issuance of municipal securities, Davenport is obligated to evidence such a financial advisory relationship with a written agreement.

When acting as a registered municipal advisor Davenport is a fiduciary required by federal law to act in the best interest of a municipal entity without regard to its own financial or other interests. Davenport is not a fiduciary when it acts as a registered investment advisor, when advising an obligated person, or when acting as an underwriter, though it is required to deal fairly with such persons.

This material was prepared by public finance, or other non-research personnel of Davenport. This material was not produced by a research analyst, although it may refer to a Davenport research analyst or research report. Unless otherwise indicated, these views (if any) are the author’s and may differ from those of the Davenport fixed income or research department or others in the firm. Davenport may perform or seek to perform financial advisory services for the issuers of the securities and instruments mentioned herein.

This material has been prepared for information purposes only and is not a solicitation of any offer to buy or sell any security/instrument or to participate in any trading strategy. Any such offer would be made only after a prospective participant had completed its own independent investigation of the securities, instruments or transactions and received all information it required to make its own investment decision, including, where applicable, a review of any offering circular or memorandum describing such security or instrument. That information would contain material information not contained herein and to which prospective participants are referred. This material is based on public information as of the specified date, and may be stale thereafter. We have no obligation to tell you when information herein may change. We make no representation or warranty with respect to the completeness of this material. Davenport has no obligation to continue to publish information on the securities/instruments mentioned herein. Recipients are required to comply with any legal or contractual restrictions on their purchase, holding, sale, exercise of rights or performance of obligations under any securities/instruments transaction.

The securities/instruments discussed in this material may not be suitable for all investors or issuers. Recipients should seek independent financial advice prior to making any investment decision based on this material. This material does not provide individually tailored investment advice or offer tax, regulatory, accounting or legal advice. Prior to entering into any proposed transaction, recipients should determine, in consultation with their own investment, legal, tax, regulatory, and accounting advisors, the economic risks and merits, as well as the legal, tax, regulatory, and accounting characteristics and consequences, of the transaction. You should consider this material as only a single factor in making an investment decision.

The value of and income from investments and the cost of borrowing may vary because of changes in interest rates, foreign exchange rates, default rates, prepayment rates, securities/instruments prices, market indexes, operational or financial conditions or companies or other factors. There may be time limitations on the exercise of options or other rights in securities/instruments transactions. Past performance is not necessarily a guide to future performance and estimates of future performance are based on assumptions that may not be realized. Actual events may differ from those assumed and changes to any assumptions may have a material impact on any projections or estimates. Other events not taken into account may occur and may significantly affect the projections or estimates. Certain assumptions may have been made for modeling purposes or to simplify the presentation and/or calculation of any projections or estimates, and Davenport does not represent that any such assumptions will reflect actual future events. Accordingly, there can be no assurance that estimated returns or projections will be realized or that actual returns or performance results will not materially differ from those estimated herein. This material may not be sold or redistributed without the prior written consent of Davenport. Version 1.13.14 | JM | JD
Subject
Resolution to Approve the Exercise of the Right of First Refusal by Montgomery County Pursuant to Chapter 53A of the Montgomery County Code to Execute a Purchase and Sale Agreement for the Scarborough Square Apartments and Townhomes Community and to Assign the Purchase and Sale Agreement to Rockville Housing Enterprises So that Rockville Housing Enterprises Will Purchase Scarborough Square Apartments and Townhomes Community to Preserve the Property as an Important Affordable Housing Resource in the City

Recommendation
Staff recommends that the Mayor and Council attached resolution.

Discussion
In this item before you, Jessica Anderson, Executive Director of Rockville Housing Enterprises (RHE), will brief the Mayor and Council on RHE's consideration to purchase the Scarborough Square Townhomes and Apartments community (Subject Property) located at 438 College Parkway, Rockville, Maryland. RHE is exploring the acquisition of the Subject Property to preserve as mixed-income, affordable rental housing in the City of Rockville. If successful, the Subject Property would add to the City's affordable housing stock through preservation, a stated goal in the City's 2040 Comprehensive Plan adopted in August 2021. Moreover, while RHE’s potential acquisition of the Subject Property does not add net new housing, it does help towards meeting the regional Metropolitan Washington Council of Governments (COG) goals of increasing the affordable housing counts in the region, which includes 1,000 units for the City of Rockville by 2030. The COG numbers suggest that 75% of the additional units should be affordable.

Chapter 53A of the Montgomery County Code of ordinance grants the Montgomery County Department of Housing and Community Affairs (DHCA) and the Montgomery County Housing Opportunities Commission (HOC), or a tenant organization the Right of First Refusal (ROFR) on the sale of any multifamily housing development located within county borders. For properties located within municipal borders – including within the City of Rockville – the municipality must approve of the acquisition by the County. The County, HOC, or a tenant organization has 60 days to exercise a ROFR option once a multi-family owner has negotiated a sales contract with a buyer. The seller of the Subject Property, Scarborough Associates, LLC, submitted a ROFR
package to Montgomery County on July 21, 2022. The County notified City and RHE staff of the ROFR offering on August 19, 2022. City, County, and RHE staff have since been coordinating to facilitate the exploration for a potential acquisition of the Subject Property through the County’s exercise of its ROFR law. The County’s deadline to accepting the offer is September 19, 2022. If the County exercises its ROFR, the offer will include a 120-day financing contingency. Upon the City’s authorization to exercise its ROFR law, the County will assign the Purchase and Sale Agreement to RHE for the purchase of Scarborough Square Apartments and Townhomes Community. The assignment will be effectuated through an Assignment and Assumption Agreement of Purchase and Sale Contract between the seller, county, and RHE.

RHE and the County are working to complete a preliminary feasibility analysis for a possible acquisition. RHE is anticipating the feasibility analysis report on or about September 8, 2022 and will subsequently hold a special meeting with its Commissioners on or about September 9, 2022 to review and discuss the analysis. City staff will attend the meeting. The RHE liaison to the Mayor and Council, Councilmember Monique Ashton, and Mayor Bridget Newton are tentatively scheduled to attend the meeting. In the interim, the City will need to authorize the County to exercise its ROFR law no later than noon time on September 16, 2022, through a resolution, to facilitate the assignment of the Purchase and Sale Contract of the Subject Property by RHE. A draft resolution is attached as Attachment A.

The feasibility analysis currently in progress will provide an in-depth financial analysis. RHE will also be reviewing a capital needs assessment to assess the physical conditions of the Subject Property. The feasibility analysis and the capital needs assessment collectively will help inform the decision of whether the acquisition and long-term sustainability is financially feasible. The financial feasibility analysis will also help inform the financing mechanism and required capital stack and subsidy layering, which may include federal, state, local, and first mortgage private financing.

**Project Description**
The Subject Property, located in the College Gardens neighborhood, was constructed in 1961 and includes 121 units in a garden-apartment building and townhomes, consisting of one, two, three, and four-bedroom units. The development is Metro and I-270 accessible and includes green space, a playground, gym, library, kids’ room, and a swimming pool. The property is considered a NOAH product or Naturally Occurring Affordable Housing, an unassisted housing development where the rents are considered market and affordable compared to the rents of Class A rental products. The purchase price for the Subject Property is $40 million and may potentially include additional fees that are yet to be confirmed. However, the additional fees are not anticipated to be a significant amount.

Below are a summary of the unit demographics and average rents at the Subject property compared to the Housing and Urban Development’s most recent Fair Market rents.
Table 1. Property Demographic

<table>
<thead>
<tr>
<th>BR Count</th>
<th># of Units</th>
<th>Avg. Sq.Ft</th>
<th>Avg. Rent</th>
<th>HUD Fair Market Rents</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>12</td>
<td>778</td>
<td>$1,971</td>
<td>2,071</td>
</tr>
<tr>
<td>2</td>
<td>36</td>
<td>965</td>
<td>$2,227</td>
<td>2,350</td>
</tr>
<tr>
<td>3</td>
<td>63</td>
<td>1600</td>
<td>$2,765</td>
<td>2,940</td>
</tr>
<tr>
<td>4</td>
<td>10</td>
<td>1700</td>
<td>$2,989</td>
<td>3,510</td>
</tr>
<tr>
<td>TOTAL</td>
<td>121</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Mayor and Council History
This is the first time this item has been brought before the Mayor and Council as a body.

Boards and Commissions Review
As noted above, the County notified RHE, along with the City of Rockville, of the ROFR offer on August 19, 2022. On August 24, 2022, the RHE Board of Commissioners held a special meeting and authorized the RHE Executive Director to express interest in potential acquisition to the County. The RHE Special meeting was attended by Mayor Bridget Newton and Councilmember Monique Ashton, RHE liaison to the Mayor and Council, and City staff.

RHE will hold a special meeting with its Commissioners on or about September 9, 2022, to review and discuss the feasibility analysis. City staff will attend the meeting. Councilmember Monique Ashton and Mayor Bridget Newton are tentatively scheduled to attend the meeting.

Next Steps
The next steps are for the Mayor and Council to discuss and authorize the attached resolution.

Based on the feasibility analysis and the entities’ actions informed by the analysis, the next steps may potentially include the following:

- Discussion (regular agenda item or work session) of the proposal—financial feasibility, capital needs, RHE’s financing plan to acquiring and maintaining a long-term sustainability of the Subject Property.

- Authorization and support for RHE to purchase the property, which may also include a request for financial assistance from the City, including specific consideration such as:
- City’s financial contribution towards the acquisition (could be structured as a loan or grant to RHE).
- Consideration of executing a City PILOT agreement for the Subject Property.

- Authorize Rockville Housing Enterprises to acquire the Subject Property and undertake related actions necessary to complete the acquisition, including borrowing and accepting money to undertake a housing project, entering a mortgage, and establishing a not-for-profit corporation to own the Subject Property.

The steps outlined above, and potentially others, would be strategically planned to occur within 120-days following September 19, 2022.

Rob DiSpirito, City Manager 9/7/2022
Subject
Future Agendas

Recommendation

Attachments
Attachment 15.A.a: Mock Agenda 09.19.22 (DOC)
Attachment 15.A.b: Copy of Future Agendas as of 9.12.22 (PDF)
MAYOR AND COUNCIL

MEETING NO.
Monday, September 19, 2022 – 7:00 PM

MOCK AGENDA

Agenda item times are estimates only. Items may be considered at times other than those indicated.

Any person who requires assistance in order to attend a city meeting should call the ADA Coordinator at 240-314-8108.

Note: In-Person Speakers will be called upon to speak before those who have signed up to speak virtually for Community Forum and Public Hearings.

Virtual Speakers

Virtual Speakers should follow the instructions in the Agenda Center at www.rockvillemd.gov/AgendaCenter as written on page 1 of the Agenda Packet.

In-Person Attendance

Community members attending in-person who wish to speak during Community Forum or a Public Hearing should sign up using the form at the entrance to the Mayor and Council Chamber. In-person speakers will be called upon in the order they are signed to speak before virtual speakers.

Viewing Mayor and Council Meetings

The Mayor and Council are conducting hybrid meetings. The meetings can be viewed on Rockville 11, Comcast, and Verizon cable channel 11, and livestreamed at www.rockvillemd.gov/rockville11, and available a day after each meeting at www.rockvillemd.gov/videoondemand.

Participating in Community Forum & Public Hearings:

If you wish to submit comments in writing for Community Forum or Public Hearings:

- Please email the comments to mayorandcouncil@rockvillemd.gov no later than 10:00 am on the date of the meeting.
- All written comments will be acknowledged by the Mayor and Council at the meeting and added to the agenda for public viewing on the website.

If you wish to participate virtually in Community Forum or Public Hearings during the live Mayor and Council meeting:
1. Send your Name, Phone number, the Community Forum, and Expected Method of Joining the Meeting (computer or phone) to mayorandcouncil@rockvillemd.gov no later than Noon on the day of the meeting.

2. Send your Name, Phone number, the Public Hearings Topic, and Expected Method of Joining the Meeting (computer or phone) to mayorandcouncil@rockvillemd.gov no later than 10:00 am on the day of the meeting.

3. On the day of the meeting, you will receive a confirmation email with further details, and two Webex invitations: 1) Optional Webex Orientation Question and Answer Session and 2) Mayor & Council Meeting Invitation.

4. Plan to join the meeting no later than 6:40 pm (approximately 20 minutes before the actual meeting start time).

5. Read for https://www.rockvillemd.gov/DocumentCenter/View/38725/Public-Meetings-on-Webex meeting tips and instructions on joining a Webex meeting (either by computer or phone).

6. If joining by computer, Conduct a WebEx test: https://www.webex.com/test-meeting.html prior to signing up to join the meeting to ensure your equipment will work as expected.

7. Participate (by phone or computer) in the optional Webex Orientation Question and Answer Session at 4 pm the day of the meeting, for an overview of the Webex tool, or to ask general process questions.

Participating in Mayor and Council Drop-In

The next scheduled Drop-In session will be held by phone on Monday, September 19 from 5:30-6:30 pm with Mayor Newton and Councilmember Pierzchala. Please sign up by 10 am on the day of the meeting using the form at: https://www.rockvillemd.gov/formcenter/city-clerk-11/sign-up-for-dropin-meetings-227

7:00 PM 1. Convene

2. Pledge of Allegiance

3. Agenda Review

7:05 PM 4. City Manager's Report

7:15 PM 5. Proclamation

A. Proclamation Declaring October 2022, as National Arts and Humanities Month
Mayor and Council

September 19, 2022

B. Proclamation Declaring October 2022, as National Breast Cancer Awareness Month

C. Proclamation Declaring September 22, 2022, as National Car Free Day

D. Proclamation Declaring September 20, 2022, as National Voter Registration Day

7:25 PM 6. Recognition

A. Recognition of Rockville Little Theatre’s 75Th Anniversary

7:30 PM 7. Community Forum

Any member of the community may address the Mayor and Council for 3 minutes during Community Forum. Unless otherwise indicated, Community Forum is included on the agenda for every regular Mayor and Council meeting, generally between 7:00 and 7:30 p.m. Call the City Clerk/Director of Council Operation’s Office at 240-314-8280 to sign up to speak in advance, or email the City Clerk’s Office at cityclerk@rockvillemd.gov by no later than 10:00 a.m. on the day of the meeting.

7:35 PM 8. Consent

A. Sole Source Award to Axon Enterprise, Inc. for the Purchase of Electronic Control Devices (Fka Tasers).

B. Approval of Minutes

7:40 PM 9. Vacancy Report/Hiring Freeze Status

7:45 PM 10. Authorization to File a Zoning Text Amendment as an Interim Zoning Ordinance Update, to Allow for Floating Zones that Implement the Rockville 2040 Comprehensive Plan Recommendations and Proposed Changes to Sec. 25.06.05, Administrative Adjustments

8:05 PM 11. Historic Preservation Workplan

9:05 PM 12. Discussion and Possible Approval of a Charter for the Zoning Ordinance Rewrite (ZOR) Project
9:35 PM  13. Discussion and Action on Rockville Economic Development Disbursement

10:20 PM  13. Presentation and Discussion on 6 Taft Court and City Hall Renovations

9:40 PM  14. Old/New Business

10:00 PM  15. Adjournment

The Mayor and Council Rules and Procedures and Operating Guidelines establish procedures and practices for Mayor and Council meetings, including public hearing procedures. They are available at: http://www.rockvillemd.gov/mcguidelines
<table>
<thead>
<tr>
<th>Category</th>
<th>Estimated Agenda Time Needed (in minutes)</th>
<th>Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>Meeting: 10/03/22 07:00 PM (22 items)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Proclamation</td>
<td>5</td>
<td>Proclamation Declaring October 10, 2022 as Indigenous Peoples Day</td>
</tr>
<tr>
<td>Proclamation</td>
<td>5</td>
<td>Proclamation Declaring October &quot;Walktober&quot; Month and October 5, 2022 as Walk Maryland Day</td>
</tr>
<tr>
<td>Proclamation</td>
<td>5</td>
<td>Proclamation Declaring October 2022 as World Bullying Prevention Month</td>
</tr>
<tr>
<td>Proclamation</td>
<td>5</td>
<td>Proclamation Declaring October 2022 as National Domestic Violence Awareness Month</td>
</tr>
<tr>
<td>Discussion and Instructions</td>
<td>60</td>
<td>Discussion of Creating a Long-Term Agreement with Federal Realty for Town Square</td>
</tr>
<tr>
<td>Discussion and Instructions</td>
<td>20</td>
<td>(TENTATIVE)(Notice Req’d.) Discussion and Instructions to Staff on Project Plan Application PJT2022-00014 to Amend the Twinbrook Commons Planned Development to Allow 437 Multi-Family Units and 5,870 Square Feet of Retail/Restaurant, Located on a Portion of 1700 Chapman Avenue, and 1800 and 1818 Chapman Avenue; Washington Metropolitan Area Transit</td>
</tr>
<tr>
<td>Discussion</td>
<td>60</td>
<td>FY 2024 Budget Process Discussion</td>
</tr>
<tr>
<td>Presentation and Discussion</td>
<td>60</td>
<td>Presentation on Performance Measurement</td>
</tr>
<tr>
<td>Introduction and Possible Adoption</td>
<td>10</td>
<td>Introduction and Possible Adoption of an Ordinance to Amend Ordinance #Xx-Xx to Appropriate Funds and Levy Taxes for Fiscal Year 2023 - FY 2023 Budget Amendment #2</td>
</tr>
<tr>
<td>Presentation and Discussion</td>
<td>15</td>
<td>Caregiver Grant Program Application Timeline and Process</td>
</tr>
<tr>
<td>Consent</td>
<td>5</td>
<td>Authorization to Approve a Grant of Storm Drain Easement Associated with King Buick</td>
</tr>
<tr>
<td>Consent</td>
<td>5</td>
<td>Authorization to Approve a Public Access Easement Agreement Associated with King Buick</td>
</tr>
<tr>
<td>Consent</td>
<td>5</td>
<td>Authorization to Approve a Grant of Public Improvements Easement Associated with King Buick</td>
</tr>
<tr>
<td>Consent</td>
<td>5</td>
<td>Authorization to Approve a Stormwater Management Easement and Inspection and Maintenance Agreement Associated with King Buick</td>
</tr>
<tr>
<td>Consent</td>
<td>5</td>
<td>Authorization to Approve a License and Maintenance Agreement for Private Stormwater Management in the Public Rights-Of-Way Associated with King Buick</td>
</tr>
<tr>
<td>Consent</td>
<td>5</td>
<td>Authorization to Release and Extinguish an Existing Utility Easement on Parcel B for King Buick Development</td>
</tr>
<tr>
<td>Consent</td>
<td>5</td>
<td>Authorization to Approve a Public Access Easement Agreement Associated with the King Farm Farmstead</td>
</tr>
<tr>
<td>Consent</td>
<td>5</td>
<td>Delegate Authority to the City Manager to Enter into an Electricity Supply Contract</td>
</tr>
<tr>
<td>Consent</td>
<td>5</td>
<td>Authorize the City Manager to Sign a Contract for Vehicle Leasing</td>
</tr>
<tr>
<td>Consent</td>
<td>5</td>
<td>Adoption of an Ordinance to Grant Street Closing and Abandonment Application, SCA2022-00109 for a 0.0027 Acre Portion of an Unnamed Roadway Adjacent to Twinbrook Quarter LLC</td>
</tr>
</tbody>
</table>
Future Agendas  
As of 09/12/2022

<table>
<thead>
<tr>
<th>Consent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Authorization for City Manager to Execute a License Agreement with KBSG Associates, LLC to Construct a 47-Space Parking Lot at King Farm Farmstead Park</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Consent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tentative - Federal Priorities</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Total Meeting Time (In Hours)</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 HRS 05 MINS</td>
</tr>
</tbody>
</table>

Note: 60 mins. is estimated in system for collective consent items; will be 5 mins in total

<table>
<thead>
<tr>
<th>Category</th>
<th>Estimated Agenda Time Needed (in minutes)</th>
<th>Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>Meeting : 10/17/22 07:00 PM (4 item) Worksession</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Adoption</td>
<td>60</td>
<td>Reimagining RedGate Park: Master Plan Adoption</td>
</tr>
<tr>
<td>Discussion</td>
<td>60</td>
<td>FY 2024 Mayor and Council Budget Priority Discussion</td>
</tr>
<tr>
<td>Public Hearing</td>
<td>30</td>
<td>FY 2024 Budget Public Hearing #1</td>
</tr>
<tr>
<td>Presentation</td>
<td>30</td>
<td>Financial Advisory Board FY 2022 Annual Report and FY 2023 Action Plan</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Total Meeting Time (In Hours)</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 HRS 00 MINS</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Category</th>
<th>Estimated Agenda Time Needed (in minutes)</th>
<th>Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>Meeting : 10/24/22 07:00 PM (16 item)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Presentation and Discussion</td>
<td>30</td>
<td>Board of Supervisors of Elections - Goals, Accomplishments and Updates</td>
</tr>
<tr>
<td>Proclamation</td>
<td>5</td>
<td>Proclamation Declaring November 2022 as National Native American Heritage Month</td>
</tr>
<tr>
<td>Proclamation</td>
<td>5</td>
<td>Proclamation Declaring October 24, 2022 as Diwali - Festival of Lights</td>
</tr>
<tr>
<td>Proclamation</td>
<td>5</td>
<td>Proclamation Declaring November 2022 as National Family Court Awareness Month</td>
</tr>
<tr>
<td>Proclamation</td>
<td>5</td>
<td>Proclamation Declaring November 2022 as National Family Caregivers Month</td>
</tr>
<tr>
<td>Proclamation</td>
<td>5</td>
<td>Proclamation Declaring November 2022 as National Hospice and Palliative Care Month</td>
</tr>
<tr>
<td>Proclamation</td>
<td>5</td>
<td>Proclamation Declaring November 2022 as Municipal Government Works Month</td>
</tr>
<tr>
<td>Proclamation</td>
<td>5</td>
<td>Proclamation Declaring Pancreatic Cancer Awareness Month</td>
</tr>
<tr>
<td>Adoption</td>
<td>20</td>
<td>(TENTATIVE)(Notice Req'd.) Adoption of Resolution to Approve Project Plan Application PJT2022-00014, to Amend the Twinbrook Commons Planned Development to Allow 437 Multi-Family Units and 5,870 Square Feet of Retail/Restaurant, Located on a Portion of 1700 Chapman Avenue, and 1800 and 1818 Chapman Avenue; Washington Metropolitan Area Transit Authority (WMATA) and Hines, Applicants</td>
</tr>
<tr>
<td>Discussion and Instructions</td>
<td>45</td>
<td>Review of Concept Designs for the WMATA Study of the Rockville Station</td>
</tr>
<tr>
<td>Category</td>
<td>Estimated Agenda Time Needed (in minutes)</td>
<td>Title</td>
</tr>
<tr>
<td>------------------------------</td>
<td>------------------------------------------</td>
<td>---------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Public Hearing</td>
<td>30</td>
<td>TENTATIVE Public Hearing on Zoning Text Amendment TXT2021-00259 - Amendments to the MXE Zone to Allow Self-Storage Warehouse as Conditional Use; Miller Miller &amp; Canby, Applicant for U-Haul, Inc.</td>
</tr>
<tr>
<td>Authorization</td>
<td>45</td>
<td>Tentative - Authorization to File Zoning Text Amendment to Allow for Accessory Dwelling Units (ADUs) in Accessory Buildings on Properties with Single Unit Detached Dwellings; Mayor and Council of Rockville, Applicants</td>
</tr>
<tr>
<td>Discussion and Instructions</td>
<td>45</td>
<td>Tentative - Discussion and Instructions to Staff for a Zoning Text Amendment to Allow for Accessory Apartments as a Permitted Use on Properties with Single Unit Detached Dwellings; Mayor and Council of Rockville, Applicants</td>
</tr>
<tr>
<td>Consent</td>
<td>5</td>
<td>Award of a Sole Source Procurement to CGI for Upgrade of ERP</td>
</tr>
<tr>
<td>Discussion and Instructions</td>
<td>20</td>
<td>TENTATIVE: Proposal to Amend Annexation Agreement ANX1981-00084 for 1201 Seven Locks Rd</td>
</tr>
<tr>
<td>Consent</td>
<td>5</td>
<td>Authorization for the City Manager to Sign a Memorandum of Agreement with the U.S. Army Corps of Engineers and the Maryland Historical Trust to Allow the City of Rockville to Remove a Historic Dam in Croydon Creek as Part of the Scheduled Stream Restoration Project</td>
</tr>
<tr>
<td>Total Meeting Time (In Hours)</td>
<td></td>
<td>4 HRS 40 MINS</td>
</tr>
<tr>
<td>Meeting : 11/07/22 07:00 PM (9 item)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Proclamation</td>
<td>5</td>
<td>Proclamation Declaring November 15, 2022 as America Recycles</td>
</tr>
<tr>
<td>Presentation</td>
<td>30</td>
<td>Historic District Commission 2022 Annual Report</td>
</tr>
<tr>
<td>Discussion and Instructions</td>
<td>60</td>
<td>Near-Term Implementation Plan of the New Comprehensive Plan - Part2</td>
</tr>
<tr>
<td>Presentation</td>
<td>20</td>
<td>(Tentative) Presentation of Historic District Commission Annual Report</td>
</tr>
<tr>
<td>Discussion and Possible Authorization</td>
<td>60</td>
<td>Tentative - Short-Term Residential Rentals Discussion, Instruction, and Possible Authorization to File a Zoning Text Amendment, and Introduction of Amendments to Chapter 18,</td>
</tr>
<tr>
<td>Consent</td>
<td>5</td>
<td>Approval of FY2024 CDBG Grant Application Submission to Montgomery County</td>
</tr>
<tr>
<td>Discussion</td>
<td>5</td>
<td>Vacancy Report/Hiring Freeze Status</td>
</tr>
<tr>
<td>Consent</td>
<td>5</td>
<td>Authorize the City Manager to Sign a Memorandum of Agreement (MOA) with the United States Army Corp of Engineers (USACE) to Participate in the Planning Assistance to States (PAS) Program to Support Completion of the Flood Resilience Master Plan (SA23)</td>
</tr>
<tr>
<td>Approval</td>
<td>20</td>
<td>Tentative - 2023 State Legislative Priorities</td>
</tr>
<tr>
<td>Total Meeting Time (In Hours)</td>
<td></td>
<td>3 HRS 30 MINS</td>
</tr>
<tr>
<td>Meeting : 11/21/22 07:00 PM (2 item)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Proclamation</td>
<td>5</td>
<td>Proclamation Declaring November 26, 2022 as Small Business</td>
</tr>
<tr>
<td>Presentation</td>
<td>30</td>
<td>FY22 Procurement Annual Report</td>
</tr>
<tr>
<td>Total Meeting Time (In Hours)</td>
<td></td>
<td>HRS 35 MINS</td>
</tr>
</tbody>
</table>
Resolution No. _________

RESOLUTION: Adoption of Resolution by The Mayor and Council of Rockville to (i) Approve the exercise by Montgomery County of its right of first refusal to acquire certain ownership interest in the owner of Scarborough Square Townhomes & Apartments, and (ii) Approve the acceptance by Rockville Housing Enterprises of Montgomery County’s assignment of its contract to acquire certain ownership interest in the owner of Scarborough Square Townhomes & Apartments.

RECITALS

WHEREAS, under Chapter 53A-4 of the Montgomery County Code (the “County Code”), subject to certain exceptions, an owner of rental housing is required to offer Montgomery County through its Department of Housing and Community Affairs (the “County”), the Housing Opportunities Commission of Montgomery County (“HOC”), and applicable tenant organizations certified by the County the right to buy rental housing before selling the rental housing to another party (“Right of First Refusal” or “ROFR”); and

WHEREAS, under Chapter 53A-4(d)(1) of the County Code, applicable to the City of Rockville pursuant to Section 1-8 of the Rockville City Code, the County and HOC may only exercise the Right of First Refusal and accept an owner’s offer to buy rental housing in a municipality if the governing body of the municipality approves; and

WHEREAS, SCG Atlas Scarborough, L.L.C., a Delaware limited liability company (the “Owner”), is the owner of a 121-unit multifamily rental housing facility located at 438 College Parkway in the City of Rockville, Maryland, commonly known as Scarborough Square Townhomes & Apartments, (“Scarborough Square Apartments”); and

WHEREAS, Scarborough Associates, L.L.C., a Delaware limited liability company (the “Seller”), is the owner of all of the issued and outstanding common membership units (“Common Member Ownership Interests”) in SCG Atlas Scarborough REIT, L.L.C. (the “Scarborough REIT”), which is the legal owner and holder of 100% of the membership interests in SCG Atlas Scarborough Holdings, L.L.C., which is the legal owner and holder of 100% of the membership interests in the Owner; and

WHEREAS, pursuant to a Purchase and Sale Contract, dated July 21, 2022, the Seller has agreed to sell its Common Member Ownership Interests in the Scarborough REIT for a purchase price of $40,000,000, subject to certain prorations and adjustments; and

WHEREAS, in accordance with Chapter 53A-4 of the County Code, on July 24, 2022, the Seller offered the County and HOC the right to buy its Common Member Ownership Interests in the Scarborough REIT before selling them to another party; and

WHEREAS, Rockville Housing Enterprises (“RHE”), the successor entity to the Housing Authority of the City of Rockville, is interested in acquiring the Common Member Ownership
Interest in the Scarborough REIT in order to preserve the 121-residential units in the Scarborough Square Apartments as affordable rental housing in the City of Rockville; and

WHEREAS, it is the intent of the County to (i) exercise its Right of First Refusal and enter into a Purchase and Sale Agreement with the Seller (the “County Purchase and Sale Agreement”) to acquire the Common Member Ownership Interests in the Scarborough REIT from the Seller, and (ii) assign its interest in the County Purchase and Sale Agreement to RHE; and

WHEREAS, RHE requests that Mayor and Council approve the County’s exercise of its Right of First Refusal to acquire the Common Member Ownership Interests in the Scarborough REIT and approve the County’s assignment of the County Purchase and Sale Agreement to RHE.

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

1. Pursuant to Chapter 53A-4(d)(1) of the County Code, the Mayor and Council hereby approves the County’s right to exercise its Right of First Refusal in order to acquire the Common Membership Ownership Interests in the Scarborough REIT, which is the legal owner and holder of 100% of the membership interests in SCG Atlas Scarborough Holdings, L.L.C., which is the legal owner and holder of 100% of the membership interests in the owner of Scarborough Square Townhomes & Apartments, a 121-unit multifamily rental housing facility located at 438 College Parkway in the City of Rockville, Maryland.

2. In order to help facilitate the preservation of 121 residential units in the Scarborough Square Apartments as affordable housing, the Mayor and Council hereby approves the acceptance by Rockville Housing Enterprises of the County’s assignment of its right to acquire the Common Member Ownership Interests in the Scarborough REIT pursuant to the County Purchase and Sale Agreement.

************

I hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the Mayor and Council of Rockville as its meeting of September 12, 2022.

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