PLANNING COMMISSION

Wednesday, August 5, 2020

7:00 PM
Meeting No. 15-2020

AGENDA

Charles Littlefield, Chair

Anne Goodman	Don Hadley
Sarah Miller	Suzan Pitman
John Tyner, II	Rev. Jane E. Wood

Jim Wasilak, Staff Liaison
Nicholas Dumais, Assistant City Attorney

Virtual Meeting via WebEx-
See page 4 for information

1. Review and Action

A. Level 2 Site Plan STP2020-00401, Twinbrook Quarter, for the Implementation of Phase 1 of the Approved Project Plan for a Proposed Mixed-Use Development Consisting of Commercial, Office and Residential Uses at 1500-1616 Rockville Pike; Saul Holdings, LP, Applicants

2. Recommendation to Mayor and Council

A. Recommendation to the Mayor and Council for Zoning Text Amendment, TXT2020-00257, East Rockville Design Guidelines and Standards

3. Review and Action

A. Approval of Ground Rules for Virtual Public Hearing on Draft Comprehensive Plan, Vol. II: Planning Areas

4. Commission Items

A. **Staff Liaison Report**

B. **Old Business**

C. **New Business**

D. **FYI/Correspondence**

5. **Adjourn**

HELPFUL INFORMATION FOR STAKEHOLDERS AND APPLICANTS

I. GENERAL ORDER OF SESSION FOR DEVELOPMENT APPLICATIONS

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

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

II. PLANNING COMMISSION BROADCAST

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

III. NEW DEVELOPMENT APPLICATIONS

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

VI. ADDITIONAL INFORMATION RESOURCES

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

PLANNING COMMISSION ONLINE MEETING and PUBLIC HEARING PROCEDURES

I. Meeting Platform: Webex
   A. Applicant Access: Provided by Planning and Development Services/IT
   B. Access for Oral Testimony and Comment: Provided by PDS/IT (see below)

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

      Charles Littlefield, Chair
      Rockville Planning Commission
      111 Maryland Avenue
      Rockville, MD 20850

      and must be received no later than nine (9) days in advance of the hearing in order to be distributed with the Planning Commission briefing materials. Written testimony and exhibits received after this date until 4:00 pm on the day before the hearing will be provided to the Planning Commission by e-mail.
   B. Webex Orientation for Applicants
      Applicants must contact the planning case manager assigned to the Application no later than five (5) days in advance of the hearing in order to schedule Webex orientation, which must be completed prior to the hearing.
   C. Oral Testimony by Applicants and the Public
      i. Applicants – Applicants must provide to the planning case manager a list of presenters and witnesses who will testify on behalf of the Application. The list must be provided to the PDS Staff project manager no later than five (5) days prior to the date of the hearing.
      ii. Public Testimony/Comment on an Application – Any member of the public who wishes to comment on an Application must submit their name and email address to the Staff Liaison to the Planning Commission Jim Wasilak (by email at jwasilak@rockvillemd.gov) no later than 9:00 am on the day of the hearing to be placed on the testimony list. Members of the public who seek technical assistance from City staff must submit their name and email address to Jim Wasilak no later than two (2) days in advance of the hearing so that an orientation session may be scheduled.

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

III. Conduct of Online Meeting and Public Hearing:

A. Rules of Procedure –

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

B. Oral Testimony –

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

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

C. Continuance of Hearing –

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

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

Agenda Item #:	A
Meeting Date:	August 5, 2020
Responsible Staff:	Brian Wilson

SUBJECT: Level 2 Site Plan STP2020-00401, Twinbrook Quarter, for the Implementation of Phase 1 of the Approved Project Plan for a Proposed Mixed-Use Development Consisting of Commercial, Office and Residential Uses at 1500-1616 Rockville Pike; Saul Holdings, LP, Applicants

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

Staff recommends approval of the proposed site plan, based on the recommended findings and subject to the conditions outlined within the staff report.

Overview

Case: Site Plan Application STP2020-00401, Twinbrook Quarter

Location: 1500-1616 Rockville Pike

Staff: Brian Wilson, AICP
240-314-8227
bwilson@rockvillemd.gov

Applicant: Saul Holdings, LP

Filing Date: February 5, 2020

Executive Summary

The applicant, Saul Holdings LP, has submitted a Site Plan application for the implementation of Phase 1 of the previously approved Project Plan (PJT2018-00011) for the Twinbrook Quarter development. The Project Plan approval (Resolution No. 7A-19, see Attachment A) allows for the construction of a mixed-use development consisting of multi-unit dwellings (apartments), retail, office, and restaurant uses. Phase 1 of the proposal will result in the construction of up to 460 apartment units, 270,000 square feet of office space, a 92,000 square foot grocery use, 12,000 square feet of restaurant use, and 17,000 square feet of retail use. The applicant is also requesting the option to locate a day care facility within the building, which would reduce the number of units by 10 and the retail square footage by 3,000. Located in the southern portion of the Twinbrook Quarter site, this phase also includes the construction of Festival Street and a portion of Chapman Avenue extended, up to and including the intersection with Festival Street. Phase 1 will redevelop approximately 6 acres, or about 1/3, of the overall site.

The overall site is approximately 18.4 acres and is located in the MXTD (Mixed-Use Transit District) Zone. The site is bounded by Halpine Road on the south, Rockville Pike on the west, and the WMATA/CSX train tracks on the east. Existing development on the site consists of 240,756 square feet of commercially used office, retail, and restaurant space in various states of occupancy. As part of Phase I development, the three southernmost buildings on the property will be demolished. The building currently occupied by the Fuddrucker's restaurant will be converted into the construction management office for the development.

During the review of the proposed application, staff worked with the applicant to address several issues related to implementation of the approved Project Plan. Central to the review process was ensuring that the road system and demolition of buildings would be planned and executed in a manner that ensures the public has safe access to the still operating businesses in the buildings that are not within the Phase 1 area. In addition, staff worked with the applicant to ensure that streetscape and right-of-way areas are designed to facilitate safe pedestrian access and would be acceptable to the City from a maintenance perspective. This included securing adequate areas for deliveries and drop-offs.

The Planning Commission's role is to conduct a review of the application at a public meeting and to render a decision on the proposed site plan as to its consistency with the approved Project Plan and Zoning Ordinance, as outlined in Section 25.07.01a.3(b).

After a comprehensive review of the application, staff has found the application in compliance with the Project Plan resolution and relevant City codes and policies (forest conservation, stormwater management, utility adequacy and traffic and transportation). Based on that review, and as described in the proposed findings and conditions, staff recommends the Planning Commission's approval of the Site Plan.

Project Description

This Site Plan is the first phase in the implementation of the approved Project Plan (PJT2018-00011) (see Attachment A). As part of a Project Plan, the applicant is required to submit a Level 2 Site Plan to implement that approval (see Attachments B through H). The proposal includes a 92,000 square foot Wegman's grocery store, in addition to retail/restaurant storefronts along each street frontage. Outdoor seating is conceptually proposed by the applicant in several areas along each street frontage. Final design of the outdoor seating will be dependent on the commercial tenant mix of the building. The building will occupy a newly created block, framed by existing streets - Halpine Road and Rockville Pike - and the construction of Chapman Avenue extended to the Festival Street intersection and Festival Street itself.

In addition to the retail/restaurant component at the street level, residential apartments will be constructed above the commercial areas and be a maximum of 133 feet in height. The applicant is proposing up to 460 apartments with 69 (15%) of them being Moderately Priced Dwelling Units (MPDUs). Residential uses are located on floors 2 through 11. The apartment building will

have recreation amenities, such as a swimming pool, on the building's 4th floor roof terrace. The applicant has also included an option for a 135-child day care facility in the building.

An office tower is planned in a future sub-phase that will include approximately 270,000 square feet of office use. This building is not anticipated to be constructed until the applicant has procured a tenant. The applicant proposes a temporary two-story façade along this segment of the building until the office tower is constructed. The office tower will have a height of approximately 176 feet.

A parking garage will accommodate vehicles for the various uses in the block. Three levels of parking will be below-grade, and two levels of parking for the residential use will be above the grocery store use on floors 2 and 3. On-street parking will be provided on Festival Street.

Site Description

Master Plan Land Use: Rockville Pike Corridor Mixed Use Development
Zoning District: MXTD (Mixed-Use Transit District)
Existing Use: Retail, office and restaurant uses
Building Floor Area: 270,000 square feet of office, 92,000 square feet of grocery store, 12,000 square feet of restaurant use, 17,000 square feet of retail use and optional day-care use.
Dwelling Units: Up to 460 apartment units
Building Height: Up to 176 feet

Surrounding Land Use and Zoning

	Zoning	Planned Land Use	Existing Use
North	MXCD	Rockville Pike Corridor Mixed-Use Development	Restaurant and Bank
East	IL and R-60	Detached Residential and Service Industrial	WMATA Railroad Tracks/5 single family houses and 6 Industrial Buildings
South	MXTD and PD-TC	Rockville Pike Corridor Mixed Use Development	Office building and Hotel
West	MXCD	Rockville Pike Corridor Mixed Use Development	Congressional Plaza Commercial Shopping Center

Site Analysis

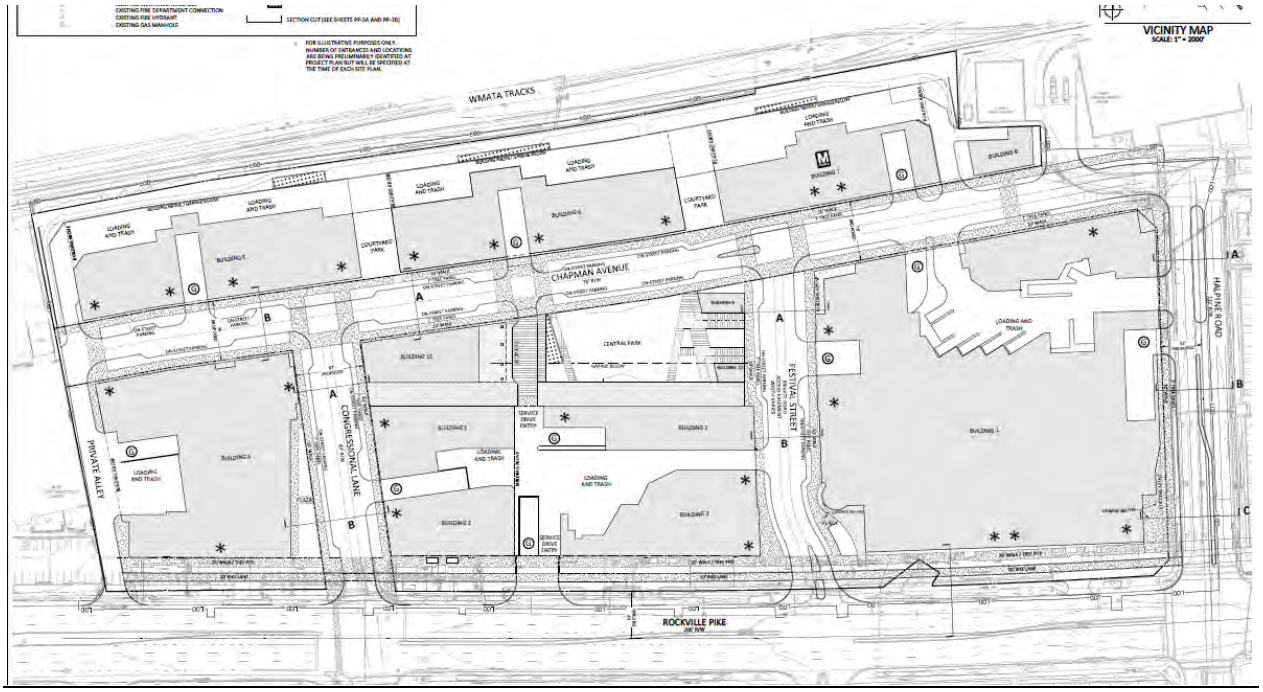
The overall Twinbrook Quarter site is 18.4 acres in size and includes six parcels (1500-1616 Rockville Pike) of land located along the east side of Rockville Pike, north of Halpine Road.

Zoned MXTD (Mixed Use Transit District), the property currently includes 12 acres of surface parking, supporting 240,756 square feet of single-story office, retail, and restaurant uses. The property is within 600 feet of the Twinbrook Metro Station and is bounded on the eastern property line by the CSX/MARC rail line and Metro Tracks. On the opposite side of Rockville Pike is Congressional Plaza shopping center. To the property's south, on the opposite side of Halpine Road is the office and Hilton Hotel complex. The nearest single-family residential home is approximately 140 feet away from the property on the opposite (east) side of the Metro/CSX tracks. The phase being reviewed as part of this application is approximately 6 acres in size and located in the southernmost portion of the site, abutting Halpine Road.

Previous Related Actions

- PJT2018-00011, was approved by Mayor and Council on April 29, 2019 by approval of Resolution No. 7A-19. The approval authorized up to 1,865 multiple-family dwelling units; 472,950 square feet of restaurant and retail; 431,440 square feet of office; and 9,000 square feet of entertainment use.
- Development Rights and Responsibilities Agreement – The Mayor and Council authorized execution of a Development Rights and Responsibilities Agreement (DRRA) with the applicant for this project. This was the first DRRA for the City and allowed the applicant certain vesting rights to ensure the development standards do not change over the life of the Project Plan. In exchange the applicant agreed to certain infrastructure improvements. Compliance with the Resolution of Approval for Phase 1 of the project will ensure compliance with the DRRA

APPROVED PROJECT PLAN CONCEPT



Project Analysis

Master Plan

At the time of Project Plan approval, the development was found to be in compliance with the City's Comprehensive Master Plan. Implementation of that Project Plan through the Site Plan application process is also deemed compliant with the Master Plan so long as the Planning Commission determines that the proposal is consistent with Resolution No. 7A-19 and all applicable ordinances.

As part of the Project Plan process, the Planning Commission and Mayor and Council reviewed the application for consistency with the Rockville Pike Neighborhood Plan. The subject site is planned as "Rockville Pike Corridor Mixed Use Development" within this Plan. Staff found the proposed project is not in conflict with the overall intent of the Rockville Pike Neighborhood Plan, its corridor planning principles, and its principal land use policies.

The Mayor and Council determined that the project plan proposal met the criteria to be a Champion Project, given its location in the South Pike, its size (at least five contiguous acres), its advancement of the City's mobility goal through the construction of a new street grid and the increased employment opportunities that will be created at the site. Approval of the proposed development as a Champion Project allowed for the limited setbacks and increased building heights that are proposed within this site plan.

Staff notes that the overall project plan and site plan application meet several general goals of the Comprehensive Plan, such as:

- Provide an attractive and inviting community design and development (p. 3-2);

- Provide for a mixed-use and mixed-income neighborhood (p. 3-2);
- Provide a character that is consistent with an urbanizing corridor, distinct from Rockville's suburban development (p. 3-3);
- Provide access and movement choices for all travel modes that provide connections within the corridor and with surrounding areas (p. 3-3);
- Provide for smooth and safe vehicular flow (p. 3-4);
- Provide an environment conducive to the attraction of a diverse retail community (p. 3-5);
- Require buildings adjacent to sidewalks (p. 4-24);
- Provide wide and pleasant sidewalks (p. 4-29); and
- Require the creation of public use space through redevelopment (p. 4-40).

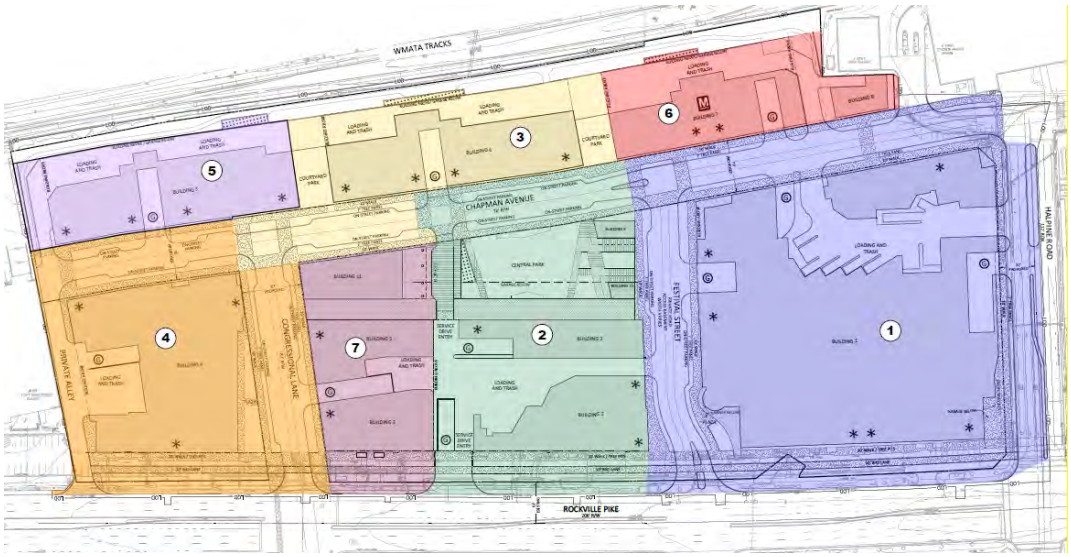
Phasing

A conceptual phasing exhibit was approved as part of the Project Plan process. The applicant has until April of 2049 to complete full buildout of the Project Plan and all its phases subject to the DRRA. Within the Project Plan approved phasing exhibit, as demonstrated below, the limits of Phase 1 are consistent with the proposed site plan that is now being presented to the Planning Commission.

As part of this phase, the applicant has proposed an additional sub-phase. Phase 1A includes the entirety of the building and all infrastructure improvements except for the office tower, and Phase 1B includes the office tower. Phase 1B must be commenced within the time frame established for the DRRA to be effective, which is until April 29, 2049.

Staff also reviewed the proposed construction staging area to assess the associated impacts on businesses still operating on the site outside of the Phase 1 limits. Staff is supportive of the applicant's staging proposal currently. The staging proposal includes (1) using the area of the site identified as "Phase 2" on the phasing exhibit for construction staging; and (2) using the Fuddruckers building ("Phase 6" on the phasing exhibit) as the location of the construction management office.

PHASING CONCEPT AS APPROVED IN PROJECT PLAN



Infrastructure

The City's Adequate Public Facilities Standards (APFS) require that the capacity tests occur at the earliest approval, which in this project is the Project Plan. In approving that application, the Mayor and Council found that the application met all of the required tests.

Traffic and Transportation

To meet minimum adequate public facility standards at the time of Project Plan approval, the Project Plan established the maximum AM, PM, and Saturday peak hour vehicle trip caps that cannot be exceeded at full build-out or at any phase of development. The Project Plan also required the execution of a trip reduction agreement that identifies appropriate trip reduction strategies for each phase of the project in order to achieve the stated goal of reducing single occupant vehicle trips to and from the development by 40% during the AM, PM, and Saturday Peak hours at the build-out, or by April 2049, whichever occurs first.

Per Project Plan approval condition No. 23, and with the allowed 40% peak hour reduction, the total projected vehicle trip generation for each phase, or at the project buildout, shall not exceed: 993 vehicle trips during the AM peak hour, 2,095 vehicle trips during the PM peak hour, and 2,186 vehicle trips during the Saturday Peak hour. This is calculated by adding the sum of all driveway counts (for existing or built/occupied development) and the total vehicle trip generation estimates for the proposed development, using the methodologies recommended by the CTR and the most recent Institute of Transportation Engineers (ITE) trip generation rates. Improvements proposed during Phase 1 are detailed later in this report.

Water and Sewer

A Department of Public Works (DPW) Water and Sewer Memorandum, dated July 17, 2020, confirmed the requirements of the Water and Sewer Authorization (WSA) letter (see Attachment J), dated February 4, 2019, to connect to and utilize the City's water and sanitary sewer systems for the development proposed in the Phase 1 Site Plan of the Project Plan. The letter identifies capacity constraints and lists project specific conditions of approval, including those related to the Sewer Implementation Agreement contemplated in the DRRA. The applicant will construct a network of water and sanitary sewer infrastructure to serve Phase 1 of the proposed Site Plan and will construct phased off-site improvements to mitigate the capacity deficiencies created as a result of the increased demand generated by Phase 1 of the proposed Site Plan.

Schools

The proposal was reviewed for school adequacy during the Project Plan process. The review conducted as part of the Project Plan submission is detailed in the following paragraphs as a reference for Planning Commissioners.

The project site spans two school clusters. The area south of Congressional Lane extended is located within the Walter Johnson school cluster, and the area north of Congressional Lane extended is located within the Richard Montgomery school cluster. The applicant has indicated that a maximum of 1,456 apartment units will be located within the Water Johnson school cluster, and a maximum of 409 apartment units will be located in the Richard Montgomery school cluster.

With the additional students generated by the proposed development, both Farmland ES and Walter Johnson HS would exceed the 120% school capacity threshold, and Farmland ES would exceed the maximum seat deficit. While Walter Johnson HS is considered "open conditionally" due to the capacity afforded in the new Charles W. Woodward HS, the Project Plan could not be approved due to the overcapacity in Farmland ES and in Richard Montgomery HS. All other school levels would meet the test.

The Mayor and Council approved an amendment to the school test that provides for an exemption from the schools test for Champion Projects, provided that the residential portion of the project includes only multi-family high-rise units; that the residential units will be constructed over a period of ten or more years; that the project includes one non-residential use; and that at least one-half acre of contiguous public use space is provided. The project has been determined to be a Champion Project by the Mayor and Council; therefore, the Project Plan was exempted from the school capacity test per the APFS. Subsequent site plans are not required to be retested.

Transportation and Circulation

Traffic

Trip generation for Phase 1 consists of the number of vehicle trips expected to be generated by the proposed development and the remaining retail uses on the overall site using the rates and equations consistent with those used in the approved Comprehensive Transportation Report (as submitted with Project Plan PJT2018-00011). The total number of peak hour vehicle trips expected to be generated for Phase 1 is summarized in the table below:

Twinbrook Quarter Development			**AM Peak Hour**	**PM Peak Hour**	**Saturday Peak Hour**
Proposed development - Phase 1			**Vehicle Trip Total**	**Vehicle Trip Total**	**Vehicle Trip Total**
Grocery store (1A)	92,000	Sq. Ft.	343	832	931
Retail (shopping/ restaurant) (1A)	29,000	Sq. Ft.	26	111	111
Multifamily residential (1A)	460	Units	132	159	148
Day care (1A)	135	Student	105	107	15
Office (1B)	237,000	Sq. Ft.	237	251	125
Subtotal – Phase 1			**843**	**1,460**	**1,327**
Existing retail-remaining on site*	129,800	Sq. Ft.	146	561	668
Less vehicle trip reduction (25% of phase 1)**			-211	-365	-440
Total trip generation for Phase 1			**778**	**1,656**	**1,555**
Remaining and unallocated peak vehicle trips			**+215**	**+439**	**+631**

Notes:

***** Due to ongoing public health crisis, the applicant was not required to submit recent driveway counts. The generated vehicle trips for existing retail uses remaining on the other parts of the overall site are based on the trip generation rates used in the approved traffic study reviewed for the project plan.

****** The applied trip reduction percentage for this site plan (phase 1) is 25% (The CTR recommended 10% maximum for mixed use development, and 15% maximum for modal split). For the subsequent site plans, and with inclusion of appropriate trip reduction strategies outlined in the submitted and to be executed trip reduction agreement, the maximum allowed 40% reduction will be applied.

As shown in the table above, the remaining existing retail uses and the proposed mixed use development for Phase 1, as detailed in the submitted site plan, are expected to generate approximately **788** AM peak hour vehicle trips, **1,656** PM peak hour vehicle trips, and **1,555** Saturday peak hour vehicle trips, to and from the overall site. All these trip levels are below the maximum approved peak hour vehicle trip caps outlined in the Project Plan approval resolution, condition No. 23.

Access & Circulation

Access to the Phase 1 development will be provided from Rockville Pike, reconstructed Halpine Road as Business District type I (divided four-lane with bike lanes), Chapman Avenue Extended as a Business District Type II (undivided two-lane with sharrows), and Festival Street as a new Business District Type II (undivided two-lane with sharrows) that will extend from Rockville Pike to Chapman Avenue. The recommended DPW conditions of approval for the submitted site plan will ensure that all required roadway and intersection improvements outlined by the

Project Plan approval and/or needed for the proposed development will be constructed in a manner consistent with the City's and/or SHA standards, specification, and requirements.

As required by the Project Plan approval conditions and subsequent review of the submitted revised traffic signal warrant studies, staff has determined that the applicant has demonstrated adequately that a traffic signal is not and will not be warranted at the intersection of Chapman Avenue and Bouic Avenue (south of this development) for this or any subsequent phases of proposed Twinbrook Quarter development. No further analysis will be required from the applicant for this location.

Building Access and Drop-Off Zones

In order for the City to make a finding that the plan does not "adversely affect the health or safety of persons residing or working in the neighborhood of the proposed development", the City requires that adequate ground-level pick-up and drop-off locations be available for all of the primary uses of the building to ensure safe pedestrian and vehicular movements and deter illegal parking and standing.

This analysis is intended to supplement the Phase I Programmatic Access Exhibit (see Attachment H) prepared by Torti Gallas and Partners. The Access Exhibit illustrates various areas that will accommodate pick-up and drop-off functions for each of the proposed uses in Phase I. While the Phase I site has frontage on four (4) different streets, the applicant has prioritized Festival Street and the structured parking garage for designated pick-up and drop-off zones for several reasons. First, the design of Festival Street and the structured parking garage will best accommodate safe and efficient pick-up and drop-off activities outside of vehicle and bicycle travel lanes. The street sections for MD 355, Halpine Road, and Chapman Avenue do not allow adequate space outside of the primary vehicle travel lanes that is necessary to minimize conflicts between vehicles, bicycles, and pick-up and drop-off movements. With the exception of a lay-by lane proposed on Halpine Road, Phase I prioritizes through movements for vehicles and bicycles along Chapman Avenue, MD 355, and Halpine Road. As a consequence, portions of the on-street parking lane on Festival Street and off-street structured parking garage are designed to allow for safe and efficient pick-up and drop-off movements.

All three (3) levels of the below-grade structured parking facility will serve the nonresidential uses in Phase I. While the applicant intends to incorporate gated entries to the parking garage, the intention is to provide complimentary parking for short-term pick-up and drop-off movements (i.e., 15 minutes of free time for vehicles entering the garage). The grocery store will be served by a loading area with internal service bays that allow for the service vehicles to head-in and head-out of the ground level in a manner that eliminates conflicts with other users of the parking garage and the street frontages. In addition to the loading facilities provided for the grocery store and office building, the multi-family residential, retail, and optional daycare uses will utilize shared service bay areas in the back of house area. It is the applicant's intention that FedEx, UPS, and Amazon delivery vehicles will use the internal loading bays.

To prevent vehicles from using the travel and bike lanes on Halpine Road to accommodate short-term pick-up and drop-off activities for any of the uses in Phase I, a ground level lay-by parking/standing area is required on the north side of Halpine Road between the garage entrance and the intersection of Rockville Pike and Halpine Road. Prior to the issuance of a permit for public improvements on Halpine Road, the lay-by area's specific location must be reviewed and approved by the City.

With this parking and loading concept in mind, the following pick-up and drop-off zones are provided for each of the Phase I uses:

Grocery store: The structured parking garage is designed with dedicated pick-up and drop-off areas on G1 and G2 that are immediately adjacent to the elevator lobby for the grocery store.

Multi-family residential: Since the primary multi-family residential lobby is proposed along Festival Street, the Applicant has designated a pick-up and drop-off area in a portion of the parking lane that is immediately adjacent to primary pedestrian entrance to the multi-family residential lobby. An additional pick-up and drop-off zone is proposed along the northern portion of Festival Street that has frontage on Phase II. The applicant will use signage and property management personnel for Twinbrook Quarter to ensure that these pick-up and drop-off zones turn over and allow for short-term use as intended. Moreover, the multi-family residential building will have a Festival Street address, which will help to naturally bring vehicles to the defined pick-up and drop-off zone.

Street level retail: The Access Exhibit illustrates several pick-up and drop-off areas in the structured parking garage for the street level retail uses. Significantly, the Applicant has designated areas on all three levels of the below-grade parking garage (G1, G2, and G3) that will accommodate pick-up and drop-off activities immediately adjacent to the elevator lobbies allowing for access to the street level. Additional areas in the parking lane along Festival Street are also designated for short-term pick-up and drop-off functions serving all of the commercial uses (including the street level retail). The applicant will develop clear and consistent wayfinding signage as part of its optional sign plan, which will direct short-term users of the parking garage in a safe and efficient manner.

Office: The primary pick-up and drop-off area for the office building will be the lay-by location on Halpine Road, and a secondary location is proposed on level G3 of the parking garage with immediate proximity to an elevator lobby allowing for access to the office floors. While the Applicant's wayfinding signage will direct short-term pick-up and drop-off functions to G3, the G1 and G2 levels of the garage will have an elevator access point to the office building.

Daycare: While the daycare facility remains an optional use for Phase I, the applicant has prepared the Access Exhibit to be consistent with State of Maryland licensing requirements and best practices for daycare centers. In order to minimize conflicts with other movements at the street level, the Access Exhibit reflects a pick-up and drop-off zone in G2 of the garage. The proposed pick-up and drop-off zone will allow for parents and guardians to park and

accompany children to the daycare facility in a safe and efficient in manner. It is imperative that this pick-up and drop-off zone be accommodated outside of the roadway sections to avoid queuing while parents leave their vehicles to pick-up and drop-off their children at the daycare facility.

Bicycle/Pedestrian Access

Pedestrian and bike access will be provided by: (a) the proposed buffered dual 10-foot wide bikeway and 20-foot wide landscaped buffered sidewalk along the entire Rockville Pike frontage; (b) buffered 10-foot wide sidewalks along Halpine Road, Chapman Avenue, and Festival Street; (c) on-road bike lanes along Halpine Road; (d) the 14-foot wide shared travel lanes along Chapman and Festival that includes "sharrow" bike accommodation; and (e) all necessary and required, but not limited to, street trees, streetlights, and traffic signal push buttons.

A total of 82 short-term bicycle storage spaces and 262 long-term bicycle storage spaces will be provided. As shown on the submitted plans, all short-term bicycle spaces will be in proximity to all main entrances and at various locations along the project's streetscape. All required long-term bicycle spaces will be located indoors and in locations convenient to the specific use.

Parking

All proposed development will be served by a five-story structured parking complex. Limited on-street parking along Festival Street is proposed as either short term visitor use and/or as designated pick-up/drop-off areas for the uses fronting this street. Additional and designated pick-up/drop-off locations are shown on the submitted site plans.

Transit

The site is located approximately 600 feet from the entrance to the Twinbrook Metro Station, southeast of the property. There are multiple WMATA routes and Montgomery County's Ride-On bus routes that provide bus service to the proposed development now and in the future. The Montgomery County Department of Transportation (MCDOT) is currently studying providing Bus Rapid Transit (BRT) service between Downtown Bethesda and Clarksburg on the MD 355 (Rockville Pike) corridor.

Historic Resources

The approved Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) for the site did not reveal any historic resources present.

Environment

Environmental Guidelines

The 18.36 acre site has an approved Natural Resources Inventory/Forest Stand Delineation (NRI/FSD), which identifies the natural features in accordance with the Forest and Tree

Preservation Ordinance and the Environmental Guidelines. The site does not contain forest, wetlands, or 100-year floodplain. Due to the presence of over 70 individual trees, the existing canopy coverage averages over 6% across the entirety of the site, per the County's Urban Tree Canopy GIS mapping page (2014 data). The applicant submitted and received a response from the Maryland Department of Natural Resources (DNR) confirming there are no State or Federal records indicating that the site contains rare, threatened, or endangered species.

Forest and Tree Preservation Ordinance

The previously approved Project Plan submission to the City for redevelopment of retail to a mixed-use, transit-oriented neighborhood center required compliance with the City of Rockville's Forest and Tree Preservation Ordinance (FTPO). Staff approved a Natural Resources Inventory/Forest Stand Delineation plan on April 17, 2017 and a Preliminary Forest Conservation Plan (PFCP) on April 24, 2019.

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

- Tract area: 18.36 acres
  - Phase 1 site acreage 9.27 acres
    - Permanent site acreage/SF
    - Land disturbance site acreage/SF
- Site zoning: MXTD
- Existing forest: 0 acres
- Overall Afforestation required over entire parcel: 2.69 acres
- Overall Approved Fee-in-Lieu: 1.61 acres or 60% of the afforestation requirement
- Phase I Afforestation required per worksheet: 1.39 acres or 60,548 SF
  - 40% onsite planting: 24,219 SF or 61 Shade trees or equivalent
  - 16,800 SF to demonstrate compliance with the approved PFCP
  - 7,419 SF to be designated as interim planting, to ensure redeveloped areas meet minimum FTPO requirements before full project build-out
- Phase I Fee-in-Lieu required (60% of 1.39 acres: 60,548 SF): 0.83 acres: 36,329 SF, or $181,645.00

Afforestation

In accordance with Section 10.5-24 of the FTPO, the applicant has received approval to pay fee-in-lieu for 1.39 acres (60%) of the 2.69 afforestation requirement. The approval is documented on the approved PFCP and PFCP approval letter, both of which are dated April 24, 2019. The fee-in-lieu of afforestation is to be paid in installments during the implementation of Project Plan PJT2018-00011 through phased site plans. The monetary contribution to be paid for each installment is determined at the time of each phased site plan and calculated in accordance with the rates in effect at the time of each site plan approval. Each respective installment payment is based on the proportional amount of

square footage of land required for redevelopment in each phased site plan when compared to the 18.36 acre overall site. The Phase I Site Plan covers an area that disturbs 50% of the overall site and therefore requires a payment based on 50% of the approved fee-in-lieu amount, or $181,645.00.

The remaining Phase I Site Plan forest conservation requirement for this project is 0.56 acres. The project will plant individual trees to meet this requirement for permanently redeveloped areas. The project will plant or retain trees which will be designated as interim plantings to satisfy the minimum 40% threshold of afforestation. Interim plantings will remain in place until such time when a later phase of the Project Plan is implemented that will either permanently or temporarily redevelop those areas. A Forest and Tree Conservation Easement covering the entire property and Declaration of Covenants must be recorded among the Land Records of Montgomery County for the long-term protection of all trees shown on the approved Final Forest Conservation Plan, which is approved during the permit phase of the project.

Minimum Tree Cover

The Minimum Tree Cover (MTC) requirement for this project is 5% coverage, due to its status as a Champion Project, per the FTPO. The Phase 1 portion of the project is proposing to meet the 5% or 20,190 SF by planting at least 51 individual shade trees (or an equivalent of 2:1 ornamental tree substitution) throughout the site. Minimum tree cover for this phase will be met by two methods. For areas being permanently redeveloped, the requirement will be met with permanent plantings located in general conformance with what is shown on the approved PFCP. For areas being redeveloped to facilitate the permanent features of Phase 1, interim plantings or existing trees located within the area outside the permanent development, but within the LOD will be considered to meet the MTC requirement. If future phases are not realized, the interim trees will remain in place to provide the minimum tree cover required at the Phase 1 stage and will be protected by the easement.

Significant Trees/Specimen Trees/Street Trees

Significant trees are defined as trees located outside of a forest and measuring 12” DBH (diameter at breast height) and trees located within a forest and measuring 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 significant trees requires written justification approval by the City Forester in accordance with Section 10.5-21(c) of the FTPO. The site contains 27 significant trees, of which none are also considered specimen trees. Removal of these trees will trigger a replacement count of 32 trees.

The site includes 14 street trees. Removal of these trees will trigger a replacement count of 14 street trees. The project requires 32 significant replacement trees, and in accordance with Section 10.5-24 of the FTPO, the project must plant 32 significant replacement trees. The significant replacement trees must be planted within the project boundaries in

locations in accordance with City standards. For this project, a determination has been made to allow 12 of these trees to be planted in an area to be dedicated to the City, and then ultimately dedicated to SHA at such time when the Bus Rapid Transit Project is built along MD 355. The significant tree replacement requirement for this project is based on the following:

- Tract area: 18.36 acres
- Site zoning: MXTD
- Existing forest: 0 acres
- Overall Significant Replacements required: 32 trees
- Overall Approved Fee-in-Lieu: 0 trees

Soil

Conformance with the City's soil specifications will be required prior to installation of new trees within existing green space or where pavement was previously located.

Impacts to Existing FTPO Easements

On-site - A portion of the site is protected by a forest conservation easement, per FTP2010-00010, which includes 3200 SF of individual tree credit, or seven shade trees and two ornamental trees planted to satisfy afforestation requirements associated with a previous redevelopment action. The project plan proposes to request that the easement be extinguished by the Mayor and Council and relocate trees elsewhere on the site, as shown on the PFCP. The existing credit has been factored into the overall onsite requirements and is accounted for on the PFCP.

Off-site - The applicant's development proposal requires that a small portion of the Twinbrook Metro station site outside of the Twinbrook Quarter project boundaries be dedicated for the proposed Chapman Avenue right-of-way. This property is directly in front of the Twinbrook Metro station garage and includes six trees that were planted as "interim" credit trees for the phased development of the Twinbrook Station project, as approved with Phase 1C of the Preliminary Development Plan PDP2004-00009, approved by Resolution No. 9-05, and Use Permit USE2005-0685, as amended. The PDP resolution for Twinbrook Station states that 85% of the afforestation credit and 85% of the significant replacement trees must be planted onsite, as shown on the approved PFCP, FTP2003-00033. The six trees located within the proposed right-of-way, will be addressed through a separate compliance process with the property owner of the area to be dedicated (the Washington Metropolitan Area Transit Authority, WMATA). As noted, these trees have provided interim credit during the buildout of Twinbrook Station, which was expected to have been completed by now. It was always anticipated that this area would be dedicated as right-of-way for Chapman Avenue when that street was extended northward, and the credit trees relocated elsewhere on the Twinbrook Station site as the project proceeded. Because these trees have not been relocated previously, and are counted toward the 85% threshold for both afforestation and significant replacement tree credit, the approved FTP2008-00016 must be

amended to show how the Twinbrook Station 1C phase will remain in compliance with the approval conditions.

Landscaping

Phase 1 of the development plan includes permanent trees and interim trees. All trees planted permanently are part of the streetscape and are planted in tree pits at least 7'x7'.

Street Trees - The project has frontage on Halpine Road, which is City of Rockville right-of-way, and MD 355, which is a Maryland State Highway right-of-way. Street trees removed within the City's right-of-way are required to be replaced at a 1:1 ratio and shall be shown on both the Final FCP and the street tree and lighting plan. These trees are in addition to new street tree planting within proposed City rights-of-way. The applicant is required to obtain permits from the Maryland Department of Natural Resources (DNR) for removal of trees within the MD 355 right-of-way. Replacement for existing trees that have existing FTPO credit, currently in the MD 355 right of way, per the prior FFCP plan FTP2010-00010, must be replanted on site in accordance with City FTPO requirements.

Private Trees - The majority of the trees planted as street trees in public right-of-way are credited toward afforestation. Because of the challenging urban environment, trees credited toward afforestation will not share space with other plant material within the minimum defined tree pits, which is 7'x7'. Trees planted along Festival Street are considered private trees because the street is private. Due to the challenging urban environment, trees credited toward afforestation on private property will not share space with other plant material within the minimum defined tree pits, which is 7'x7'.

Interim trees - Interim trees will be planted in locations that comply with the minimum standards outlined in the city's Forest Conservation Manual. At the time that future phases are built, interim trees may be removed and replaced at 1:1. Significant tree replacement ratios will not apply to these trees, regardless of size.

PFCP Plan Revision

Staff recommends a condition of approval that the approved Preliminary Forest Conservation Plan (PFCP) for the project be amended at the time of construction plans, prior to approval of the Final Forest Conservation Plan (FFCP). This phase was able to meet the minimum requirements prior to contemplation of a lay-by lane on Halpine Road, which impacts a credit street tree. The PFCP amendment is required to show where this credit will be assigned. In addition, any errors identified during the review must be corrected on the PFCP at the time of the amendment.

Stormwater Management

Stormwater Management (SWM) for this project will be provided in compliance with the Development SWM Concept Approval Letter dated July 17, 2020 (See Attachment K). The Development SWM Concept Approval Letter lists project specific conditions of approval. On-site SWM is being provided by the applicant through the construction of a combination

of Environmental Site Design (ESD) measures including a bioretention facility, green roofs, and underground structural water quality measures. A monetary contribution is being provided by the applicant in lieu of providing on-site quantity management.

Erosion and Sediment Control
Erosion and Sediment Control for this project will be provided in compliance with the Preliminary Erosion and Sediment Control Approval Letter dated July 17, 2020 (see Attachment L). The Preliminary Erosion and Sediment Control Approval Letter lists project specific conditions of approval.

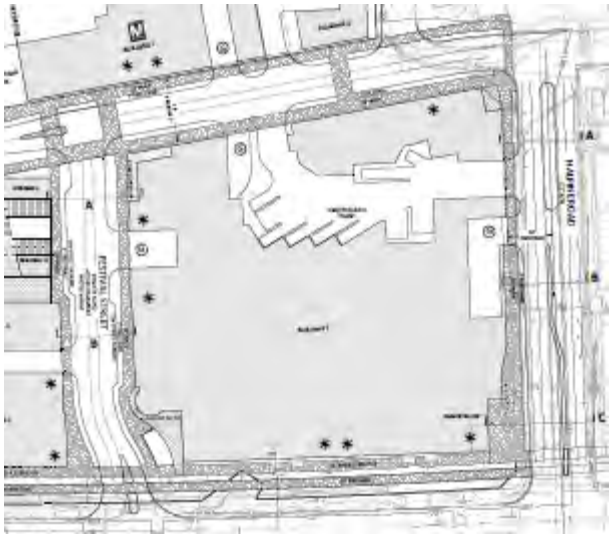
Zoning Ordinance Compliance and Regulating Specifications
The subject property is regulated in accordance with Resolution No. 7A-19, as approved by the Mayor and Council. The applicant is permitted to construct up to 1,865 multifamily units on the property, subject to the conditions of the Project Plan approval. This phase of development proposes 460 dwelling units, meaning that the applicant may construct up to 1,405 apartment units in future phases, consistent with Condition 1, Exhibit A of the Resolution.

Several conditions of the Resolution are only relevant following Planning Commission approval and will be required to be met prior to building permit or certificate of occupancy. However, items such as the submission of the proposed site plan and the design/layout of the building specifically meet the following conditions of the Resolution:

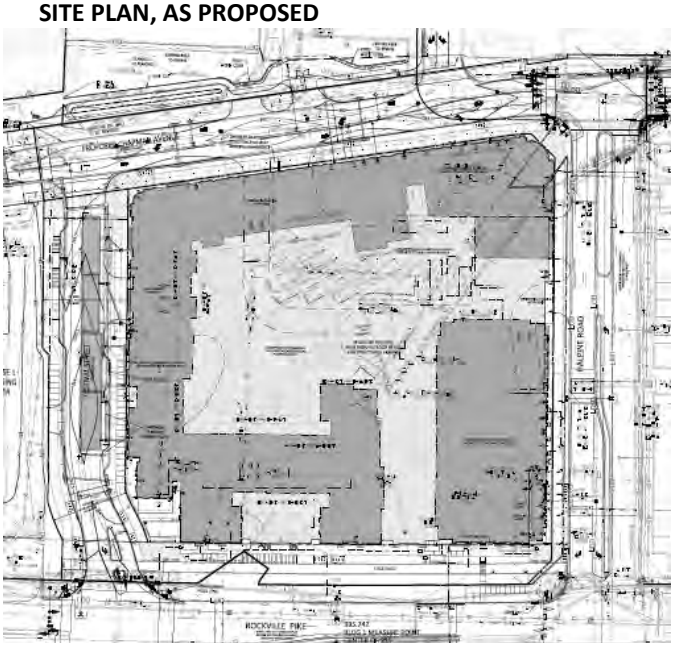
- Submission of the first phase must be generally consistent with the project plan concept and all associated exhibits (Resolution Condition 1 and 2).
- The applicant may construct Phase 1 in multiple phases (Resolution Condition 3). The applicant has elected to construct Phase 1 in two phases.
- The applicant must construct a 20-foot wide tree lawn/pedestrian walkway along Rockville Pike. The applicant has proposed this along the Rockville Pike frontage of Phase 1. (Resolution Condition 27).
- The applicant must meet all bike storage and parking requirements of the Zoning Ordinance (Resolution Condition 28).
- The applicant was required to submit a site plan within 12 months of the date of project plan approval. This submission met that requirement (Resolution Condition 32)

As part of the MXTD Zoning District, the development standards for the proposed Phase 1 align with the approved Project Plan layout concept. As such, Zoning Ordinance compliance review is specifically focused on consistency of the site plan layout with the Project Plan concept layout, as presented in Resolution 7A-19. Building location and the road and sidewalk cross section designs were reviewed, and staff believes the proposed site plan satisfies Condition 2 of Resolution 7A-19, as demonstrated in the following graphics:

PROJECT PLAN AS APPROVED



SITE PLAN, AS PROPOSED



The site is zoned MXTD (Mixed-Use Transit District). The MXTD Zone allows for the highest intensity of use in the City. The intent of the zone is to promote a mix of land uses in a compatible manner in a high-density, pedestrian-oriented environment. Due to the property's short distance from the Twinbrook Metro station, this site is ideally situated to implement the goals of the MXTD Zoning designation. As part of the Project Plan approval process, staff reviewed the proposed development concept for Zoning Ordinance compliance. The Project Plan approval resolution requires the site to comply with the regulations outlined within the MXTD Zone. This includes the Mixed-Use Design Guidelines of the Zoning Ordinance (Attachment I). Staff has reviewed the Phase 1 site plan for consistency with the Project Plan approval resolution and the requirements of the MXTD Zone and has found the proposal to be compliant.

MXTD (Mixed-Use Transit District)							
	Maximum Height	**Building Setbacks**					**Public Use Space**
		Build-To-Line	**Side**		**Rear**		
			Residential Land Abutting	**Non-Residential Land Abutting**	**Residential Land Abutting**	**Non-Residential Land Abutting**	

Required	200 feet	103' from centerline of Rockville Pike if Champion Project	25' or height of building, whichever is greater	Not Required	25' or height of building, whichever is greater	Not required	15% or 92,567 sqft Total Project
Proposed	176' Office Tower 132' Residential	105 Feet	N/A	0'	N/A	0'	18,000 sqft (Phase 1) 74,567 sqft Remaining for project

Use Structure

The applicant has provided a use structure consistent with the Resolution of Approval. The primary first floor tenant will be a Wegman's grocery store. The office tower portion of the building will be the final section constructed in the proposed sub-phase. The timing of this construction is dependent on the applicant procuring a tenant. In the interim, a temporary façade has been proposed for this portion of the building. Staff worked with the applicant to ensure the temporary façade would maintain architectural interest from Halpine Road and Rockville Pike and to be architecturally compatible with the permanent areas of the building. The applicant will have eight years from the date of approval to commence construction on the office tower, or a new approval for the office tower will be required (Section 25.07.06c.).

Several speculative retail and restaurant tenants have also been proposed around the first-floor perimeter of the building. The applicant has also requested an option to include a day care center. This option has been designed into the proposal on the mezzanine level of the building (4th floor). Accommodations have been made for elevator access, drop off in the parking garage, and an outdoor play area in the mezzanine-level open space area.

Two primary outdoor seating areas have been proposed for potential restaurant users and for the grocery store use. The first is located at the intersection of Rockville Pike and Festival Street and the second is located at the intersection of Rockville Pike and Halpine Road. In addition to these primary seating areas, the applicant has also proposed an individual row of bistro tables against the building along sections of Chapman Avenue and Festival Street.

Use Allotments

Proposed Use	**Max Sq Ft/Total Project at Build-Out**	**Phase 1**
Office	431,440	237,000 square feet
Residential*	1,895,000 sq ft. Or 1,865 Dwelling Units	473,347 square feet/460 units
Retail* or Restaurant	472,950 square feet	Grocery 92,000 square feet Restaurant 12,000 square feet Retail 17,000 square feet Day Care (Optional) 12,000 square feet

Entertainment	9,000 square feet	0 square feet
Total	**2,808,390 square feet**	**358,000 square feet** **367,102 sq ft with Day Care Option**

Square footage and amount of units are reduced if optional day care use is utilized as part of phase 1.

Moderately Priced Dwelling Units

The applicant is required to provide a minimum of 15% of the residential dwelling units as moderately priced dwelling units (MPDUs). In this case, up to sixty-nine dwelling units will be MPDUs. The units are required to be evenly distributed throughout the building. The applicant has agreed to work with the City on the location and price structure of these units during the permitting phase of the project.

Parking

On-site parking will be provided by structured parking that is integrated into the building. Three levels of parking will be below-grade and two levels will be on the second and third levels of the building, above the grocery store. The above-grade parking will be wrapped by residential uses and the future office use. On-street parking will also be provided within Phase 1 along Festival street.

As part of the Project Plan approval, the applicant was granted a 43% reduction in the number of on-site spaces. Based on this reduction, which is documented in the Project Plan Resolution of Approval, parking is calculated at each phase, then reduced by 43% to determine the number of spaces required for that portion of the site. Parking has been provided as shown in the table below. As many of the commercial units in this phase are still speculative, the City may be required to update the parking requirements as each user applies for occupancy, as well as during future phases. The final parking numbers for this phase will be added to the parking totals in future phases. Staff is satisfied with the parking provided within the first phase, as the number of on-site spaces provided greatly exceeds the anticipated number of parking spaces required by the Resolution of Approval.

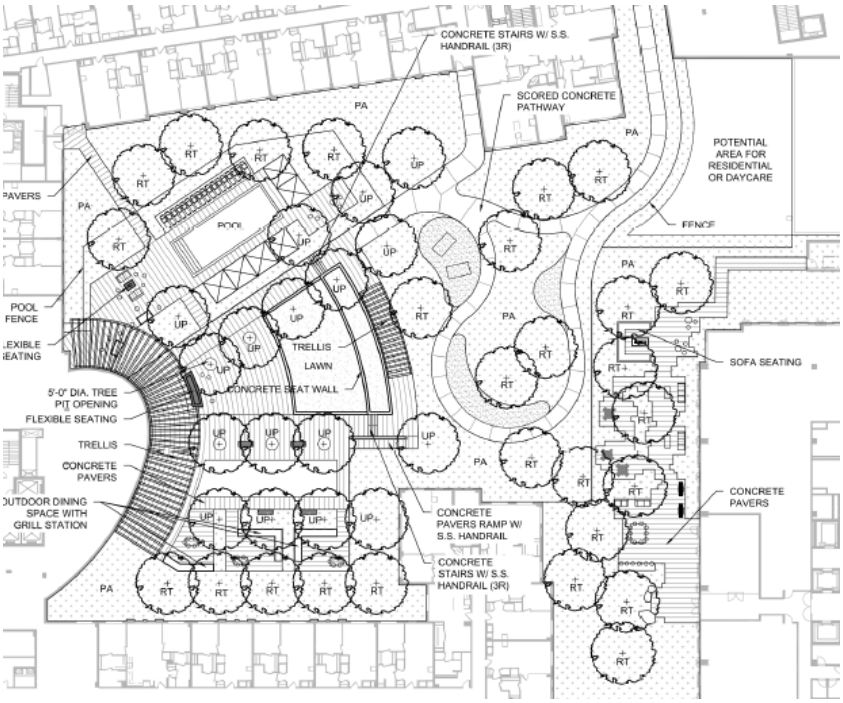
Required Parking Tabulation	SF/Units	Rate	Phase 1	
Buildings 1-11			1	
Auto			Required	Provided
Office	237,000 SF	1 SP. PER 300 SF OF GFA	790	
Residential	316 du	1 SP. PER 1 BEDROOM	316	
	132 du	1.5 SP. PER 2 OR MORE BEDROOM	198	
	12 du	2.0 SP. PER 3 BEDROOM	24	
Restaurant	12,000 SF	1 SP. PER 50 SF OF PATRON USE AREA	240	
Restaurant Employees	3,600 SF	1 SP. PER 2 EMPLOYEES	90	
Grocery	92,000	1 SP. PER 200 SF OF GFA	460	
Grocery Employees	92	1 SP. PER 2 EMPLOYEES	46	
Retail	17,000 SF	1 SP. PER 200 SF OF GFA	70	
Daycare	135 SF	1 SP. PER 6 children	23	
		Total	2,257	
		43% REDUCTION FACTOR, ROUNDED UP	-971	
		TOTAL VEHICLE SPACES REQUIRED	**1,286**	**1,464**

Open Space

Public Use space and open space is required to be consistent with Exhibit C of the Resolution of Approval (Public Use/Open Area Plan). This exhibit shows that 92,567 square feet of public use space and open area is required as part of the overall project plan concept. This phase provides 18,000 square feet towards that requirement. Future phases will be required to provide an additional 74,567 square feet of public use and open space.

As a dense, urban development, the amount of green space is somewhat limited for this phase when compared to other more suburban style development proposals. However, future phases are planned that include more expansive open space amenities, such as the central green and the proposed linear park adjacent to the WMATA tracks. In Phase 1, street trees and wide sidewalks are the primary outdoor amenities. Future residential tenants will have access to the fourth-floor mezzanine which provides landscaping, decorative hardscape, a swimming pool, and other outdoor amenities for the residents.

Proposed Mezzanine Amenity



Community Outreach and Public Meetings

A Post-Application Area Meeting was held on February 20, 2020. This meeting was attended by a full room of interested members of the public and questions were answered by the applicant (see Attachment N). In accordance with Sections 25.05.03.c and 25.07.03.c of the Zoning Ordinance, written notice of the Planning Commission review of Site Plan Application STP2020-00401 was sent to nearby property owners. The applicant affirmed via submission of required affidavits that both written and electronic public notification was provided for all area and public meetings on the subject Site Plan application. Correspondence from the public regarding this application is attached (see Attachment O).

Findings

In accordance with Section 25.07.01.3.b, of the Zoning Ordinance, a site plan that implements all or a portion of an approved Project Plan may be approved so long as the site plan complies with the conditions and requirements of the approved Project Plan and where the application will not:

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

The proposal complies with the strict standards of all applicable ordinances and the Project Plan Resolution of Approval. The proposed height, scale, intensity and overall design of the

proposed phase is consistent with the concept that was approved by Mayor and Council and further regulated by Resolution 7A-19. The use structure, traffic counts and road design do not deviate substantially from the project plan concept. The applicant has worked with City Staff to ensure staging and construction of this phase is conducted in a safe manner that does not negatively impact businesses operating in areas outside of the Phase 1 boundaries. Stormwater and sewer infrastructure have been reviewed to ensure no detrimental impacts occur as a result of the proposal. Staff has not identified any further health, safety or welfare issues associated with the proposed development nor any aspect of the proposed development that would be injurious to property or improvements in the neighborhood.

Constitute a violation of any provision of the Zoning Ordinance or other applicable law;
The proposed site plan application complies with all provisions of the Zoning Ordinance including consistency with parking standards which include the previously approved 43% space reduction, setbacks and landscaping. Specifically, the proposal is consistent with all applicable conditions of Resolution No. 7A-19 and all associated exhibits relating to the design and layout of the project. Based on these requirements, the proposed site plan is compliant. As stated above, subject to the conditions of approval, the proposal also complies with the standards of all applicable ordinances, as well as other applicable laws.

Be incompatible with the surrounding uses or properties;
The proposal respects and complements the existing uses surrounding the property through the improvement and expansion of the road infrastructure and the use of urban design principles that promote the Master Plan and advance the City's long-term planning goals. With the Project Plan approval, the proposal received a determination of compatibility with the Rockville Pike Plan. Compatibility with the Rockville Pike Plan means the design concept is representative of the long-term goals of the City for this area of Rockville Pike, thus making the proposed site plan compatible as a high intensity, pedestrian oriented use within close proximity to the Twinbrook Metro Station.

Conditions

Staff recommends the Planning Commission approve Site Plan application STP2020-00401. The proposal meets the findings necessary to approve the project and is consistent with the Project Plan resolution of approval. Staff's recommendation of approval is subject to the following conditions:

Planning and Development Services

1. Submission, for the approval of the Chief of Zoning, of six (6) copies of the site plan (on sheets no larger than 24 inches by 36 inches).
2. Submission, for the approval of the Chief of Zoning, of six (6) copies of the architectural plans (on sheets no larger than 24 inches by 36 inches).
3. Submission, for the approval of the Chief of Zoning, of six (6) copies of the landscaping plan (on sheets no larger than 24 inches by 36 inches).
4. The applicant shall sign and return the approval letter prior to the release of any permits.

5. As a sub-phase, the applicant shall have until the expiration of the DRRA, on April 29, 2049, to commence construction on the proposed office tower portion of the building.
6. The applicant shall be required to satisfy all MPDU requirements of the City prior to the release of a certificate of occupancy for the multi-family building.
7. Submission, for review and approval of the Planning Commission, of a Final Record Plat(s) for the property, including the dedication of public right-of-way. The plat(s) must be recorded prior to the issuance of a building permit.
8. The applicant shall comply with the City's Publicly Accessible Art in Private Development Ordinance. Applicant must provide a concept plan for approval prior to issuance of a building permit.

Planning and Development Services - Forestry

9. Submission and approval of a revision to the PFCP, a Preliminary Forest Conservation Plan Amendment, prior to approval of the Final Forest Conservation Plan, which:
    a. demonstrates how credit shown on the approved PFCP plan, but which is not being located in the Phase 1 site plan limits as shown will be relocated elsewhere within the Project Plan limits for future phases; and
    b. corrects any identified errors on charts shown on the currently approved plan.
10. Submission and approval of a Final Forest Conservation Plan (FFCP) that:
    a. meets the minimum credits and standards defined on the amended PFCP; and
    b. complies with all requirements defined in city documents, standards, and specifications.
11. Submission of the FTP Forestry Permit application and fee.
12. Execution a Five-year Warranty and Maintenance Agreement in a form suitable to the City.
13. Posting of a bond or letter of credit approved by the City. The bond estimate shall include the following:
    a. Significant replacement trees for the Final Phase I FCP.
    b. Afforestation trees for the Final Phase I FCP.
    c. Street trees for the Final Phase I FCP.
    d. Non-native and invasive plant control for the entire FCE area within 50' of the Limits of Disturbance (LOD).
    e. Installation of any required temporary or permanent wildlife protection measures, permanent fencing, or signage, per plan, as per COR standards.
14. Payment of the approved in lieu fee, calculated in a manner defined by the Project Plan Resolution, further defined on the approved Phase 1 Final Forest Conservation Plan.
15. Submission of GIS data, as required by the city and state, in a form acceptable to the city.

Department of Public Works - Engineering

16. The Applicant must comply with all conditions of Project Plan Resolution 7A-19.
17. The Applicant must submit for DPW review, approval, and permit issuance the following detailed engineering plans, studies and computations, appropriate checklists, plan

review and permit applications and associated fees. The following plans must be submitted on 24”x 36” City base sheets at a minimum scale of 1” = 30’ unless otherwise approved by DPW.

a. Sediment Control Permit (SCP) – Submit Erosion and Sediment Control plans for all disturbed areas;
b. Stormwater Management Permit (SMP) – Submit Stormwater Management plans for on-site stormwater management;
c. Public Works Permit (PWK) – Submit plans for all off-site improvements and for work within the proposed public rights-of-way including adjacent to Rockville Pike, within the Chapman Avenue and Halpine Road rights-of-way, and within any existing or required public easements. DPW will also review, approve and permit the construction of private improvements in Festival Street through the PWK permit, including collecting applicable fees. Final locations and dimensions of public improvements in the right-of-way including but not limited to water, sewer, and storm drain infrastructure, street signs, street trees, curb ramps, parking spaces and traffic signal infrastructure, and streetlights will be determined in conjunction with the review of all Public Improvements Plans (PWK) and the Forestry Permit.

18. Prior to issuance of any DPW permit and prior to the recordation of the Final Record Plat, the Applicant must secure the termination or abandonment of all existing easements as necessary for the construction of the development, including all easements located in proposed rights-of-way. Termination or abandonment of such easements must be evidenced by recordation of a deed of termination or abandonment in the Montgomery County Land Records. Abandonment or termination of any easement granted to the City must be approved by the Mayor and Council of Rockville, and prior to recordation, any deed of abandonment or termination of an easement granted to the City must be reviewed and approved by DPW and must be in a form approved by the City Attorney’s Office.
19. If the Applicant proposes work within any easements that are held by entities other than the City and that are not proposed to be terminated or abandoned, the Applicant must demonstrate to DPW’s satisfaction that the applicant has the authority to undertake such work prior to issuance of any DPW permit and prior to the recordation of the Final Record Plat.
20. Prior to issuance of any DPW permit and prior to the recordation of a Final Record Plat, the Applicant must submit for review and approval by the City Attorney’s office all necessary deeds, easements, agreements, dedications, and declarations. Drafts of the documents must be included with the initial submission of the engineering plans and must be recorded prior to issuance of DPW permits, unless otherwise allowed by DPW. All dedicated easements must be referenced on the Final Record Plats.
21. The Applicant must execute Revocable License and Maintenance Agreements (LMAs) for all private uses and private improvements including overhead encroachments located within the existing or proposed rights-of-way. The LMAs must define the private improvements and uses allowed within the right-of-way and specify the applicant’s obligations to maintain the private improvements. The LMAs must be executed by the property owner and other parties of interest and be submitted for review and approval

by DPW and the City Attorney's Office. The LMAs must be authorized by the Mayor and Council and must be recorded in the Montgomery County Land Records prior to DPW issuance of any permit.

22. Prior to DPW issuance of a PWK permit for improvements within Festival Street, the Applicant must grant to the City a Public Access Easement (PAE) varying between 80' and 87' wide for private Festival Street between Chapman Avenue and MD 355 as shown on the proposed site plan and street sections. The PAE must be granted by separate document from the Final Record Plat, reviewed and approved by DPW and the City Attorney's Office, and recorded in the Montgomery County Land Records.
23. The Applicant must post sureties in a form approved by the City Attorney's Office for all permits based on the approved construction estimate. A separate surety is required for private improvements within Festival Street permitted through a PWK. Approval of sureties is coordinated through DPW staff. Sureties for all public infrastructure must be submitted and approved prior to recordation of plats dedicating right-of-way.
24. The Record Plat for Phase 1 must include:
    a. Area of future right-of-way dedication (Outlot A) as shown on Plat #23781;
    b. Additional dedication of right-of-way (by the Applicant or WMATA) for improvements to the eastern side of Chapman Avenue adjacent to the WMATA garage to be specifically determined at the detailed engineering phase;
    c. Dedication of Festival Street, Halpine Road and Chapman Avenue rights-of-way and easements per the approved street sections;
    d. Area reserved for future dedication of Rockville Pike south of Festival Street; and
    e. All necessary easements and abandonments.
25. Except for permits associated with the demolition of the existing building, no DPW permits will be issued prior to the recordation of the plats dedicating all necessary right-of-way to the City, including the portions of right-of-way dedication necessary from WMATA.
26. Prior to City staff approval of the Signature Set, the Applicant must revise the Site Plan to show pick-up and drop-off locations per the exhibit dated July 21, 2020. A lay-by parking area on Halpine Road must be constructed adjacent to the office building entrance in a location as approved by the City. The implementation of the lay-by area may require an amendment to the approved preliminary forest conservation plan. If an amendment to this plan is necessary, it must be submitted for review and approval prior to the Signature Set and any issuance of a building permit.
27. The Applicant must provide access to the ground floor loading dock for all deliveries, including but not limited to FedEx, UPS and other parcel delivery services.
28. Prior to City staff approval of the Signature Set, the Applicant must include with the Site Plan an updated exhibit to show a continuous barrier to deter pedestrian movements between the curb and the sidewalk along the Halpine Road and Chapman Avenue street frontages except where necessary to comply with other conditions of approval. This continuous barrier can be provided via options including but not limited to low decorative fences, outdoor dining corrals, adequately dense ground cover or above-ground movable planters. If a continuous landscape buffer is proposed, the applicant must demonstrate that the proposed plant material can provide an adequate deterrent

to pedestrian movements from the street to the sidewalk. The selected plant material must not compete with trees planted to comply with FTPO or ZO requirements and must not necessitate a mechanical irrigation system installed within the right-of-way, or rely on supplemental watering beyond the acclimation period as a general maintenance practice. If it is not feasible to provide adequate amounts of plant material without irrigation as described that does not compete with street trees and that provides a deterrent to pedestrian movements, the applicant must consider alternatives to plant material in these areas, including the use of continuous decorative low iron fencing or large above ground movable planters.

29. Prior to City staff approval of the Signature Set, the applicant must include with the Site Plan an outdoor dining area hardscape detail that could be implemented within the Chapman Avenue landscape buffer without impacting the ability to provide the necessary street trees with the appropriate soil volume.
30. The limits of the right-of-way dedication and all proposed improvements within the Washington Metropolitan Area Transit Authority's (WMATA) property must be designed and permitted by the City of Rockville and WMATA at the detailed engineering phase. The Applicant must coordinate the detailed engineering design with the City of Rockville and WMATA. All necessary WMATA improvements, approvals, dedications, easements, and permits consistent with the Joint Development and Adjacent Construction Manual must be obtained prior to DPW approval of any detailed engineering plan. Significant modifications to the plan necessary during the detailed engineering phase to obtain WMATA approval may necessitate a Site Plan amendment.
31. The Applicant must submit to DPW a maintenance of traffic plan to be reviewed, approved and permitted with a PWK permit during the detailed engineering phase for pedestrian access, construction access, staging, and parking. The maintenance of traffic plan for the construction period must include, but not be limited to, the methods of maintaining pedestrian safety and access on the existing sidewalks, temporary closing of sidewalks for work in the streetscape zone, and pedestrian detours. Long-term closures of the existing sidewalk on Halpine Road and MD 355 will not be permitted. Overhead protection may be necessary, as determined during the detailed engineering phase, to protect pedestrians during construction adjacent to existing sidewalks. Vehicular and pedestrian access to the WMATA parking garage and all adjacent properties must be maintained during construction.

    Prior to the issuance of any above-ground building permits, the Applicant must receive DPW approval of PWK permits for all public improvements, unless otherwise approved by the Director of Public Works.
32. The Applicant must comply with the conditions of the Development SWM Concept approval letter dated July 17, 2020.
33. The Applicant must comply with the conditions of the Preliminary Erosion and Sediment Control letter dated July 17, 2020.
34. The Applicant must comply with the conditions of the Safe Conveyance approval letter dated July 17, 2020.

35. The Applicant must comply with the conditions of the Water and Sewer Authorization letter dated February 4, 2019 and the subsequent Phase 1 Water and Sewer Authorization memo dated July 17, 2020.
36. The Applicant must comply with the Sewer Implementation Agreement for the Twinbrook Quarter Sewer Project (Sewer Capacity Deficiency C) between the City and Applicant. The location of dry utilities shown on the Site Plan is conceptual. Unless otherwise approved by the Director of Public Works, the final layout of the dry utilities must not impact the locations of the proposed water, sewer, storm drain, SWM facilities, street trees, and other public improvements. The Applicant must provide confirmation that the dry utility companies will be able to locate their facilities under the sidewalk prior to DPW approval of plans.
37. Permanent tie backs are not permitted in the public right-of-way. Temporary tie backs are not permitted in the public right-of-way unless approved by DPW.
38. DPW will not approve any Demolition Permits until a Sediment Control Permit (SCP) for the area disturbed by the demolition is issued.

Department of Public Works - Traffic and Transportation

39. Within twelve (12) months of DPW approval of any above-grade building permit, the Applicant must obtain approval and required permits from the Maryland State Highway Administration (SHA) for the design of the traffic signal at Festival Street and MD 355 with proposed median modifications for required turn lane storage, the modifications to the traffic signal at Halpine Road and MD 355, and any other associated improvements required by SHA related to the intersections of Festival Street and Halpine Road with MD 355. All construction associated with these improvements must be completed and accepted by SHA and the City prior to the issuance of the first occupancy permit. During construction, the existing access to Congressional Plaza across from the proposed Festival Street must be maintained for all directions.
40. The traffic signal at Chapman Avenue and Thompson Avenue is warranted prior to the full build-out of the Project Plan. Prior to the issuance of the first occupancy permit for Phase 1, the improvements at this intersection must be reviewed, approved by the City and a bond must be submitted based on a construction estimate approved by the City. The signal must be constructed with a subsequent phase of development as determined by the City.
41. The design of the traffic signal at Chapman Avenue and Halpine Road, with any associated improvements required for access by the City and/or WMATA to and from the WMATA garage from Chapman Avenue, must be approved with the issuance of the City's PWK permit. All construction associated with these improvements must be completed and accepted by the City prior to the issuance of the first occupancy permit issued for Phase 1.
42. The Applicant must obtain approval and required permits from SHA for the design of the median modifications for turn lane improvements within MD 355, prior to the issuance of the City's PWK permit. All construction associated with these improvements must be completed and accepted by SHA and the City prior to the issuance of the first occupancy permit.

43. The Applicant must obtain approval and required permits from SHA for all access and frontage improvements shown on the site plan along MD 355 prior to the issuance of the City's PWK permit. All construction associated with these improvements must be completed and accepted by SHA and the City prior to the issuance of the first tenant occupancy permit.
44. Prior to the issuance of the first occupancy permit issued for Phase 1, the identified traffic signal modifications at the intersection of Congressional Lane and MD 355 required for a subsequent phase of the development must be designed, approved by SHA, and a bond must be submitted to the City based on a construction estimate approved by the City. The signal modifications must be constructed with a subsequent phase of development as determined by the City and/or SHA.
45. The applicant must submit for approval under the PWK permit, a detailed signing and marking plan within the proposed right-of-way, in accordance with Maryland Manual on Uniform Traffic Control Devices (MUTCD) and City requirements.
46. All internal traffic control devices (i.e. signs, marking and devices placed on, over or adjacent to a roadway or walkway) to regulate, warn or guide pedestrians and/or vehicular traffic must comply with the latest edition of the MUTCD. These internal signing and pavement marking plans must be submitted to DPW and approved by the Chief of Traffic and Transportation Division. The approved plan must be included in the Signature Set.
47. Prior to approval of the Signature Set, the Trip Reduction Agreement must be executed along with the applicant's proposed trip reduction strategies for this Site Plan.
48. Prior to issuance of the first occupancy permit, the Applicant must install all required short term and long-term bike parking spaces for this site plan in a manner acceptable to the City.
49. Transportation Improvement Fees for this Site Plan, at the rates specified as required by the City's Comprehensive Transportation Review (CTR) must be paid to the City prior to the issuance of the first occupancy permit.
50. The required Development Impact Tax for this Site Plan must be paid to Montgomery County, with verification provided to the City prior to the issuance of the first occupancy permit.
51. The Grade Establishment Plans for the roads within the Project limits have been reviewed and accepted by DPW. The final grade establishment plans must be in accordance with the Site Plan and be submitted at the detailed engineering phase for approval by the Director of Public Works prior to issuance of any PWK permit.
52. The applicant must provide a bus stop on Halpine Road in a location approved by both Montgomery County Division of Transit Services and DPW.
53. Existing bus stops on Halpine Road and MD 355 must be maintained during the construction phase of this Site Plan. Any temporary impacts must be coordinated with Mr. Wayne Miller of the Montgomery County Division of Transit Services prior to the issuance of an associated PWK permit. Mr. Miller may be contacted at 240 777-5836 or Wayne.Miller2@montqomerycountymd.gov. If temporary bus stops are required, their proposed locations and access must be provided to the City and permitted with the City's PWK permit.

54. The street lighting plans must be submitted for review and approval prior to the issuance of the PWK permit.

Attachments

Attachment 1.A.a: Resolution No. 7A-19, Twinbrook Quarter (PDF)
Attachment 1.A.b: Applicant Statement of Justification (PDF)
Attachment 1.A.c: Site Plan (PDF)
Attachment 1.A.d: Landscaping Plans (PDF)
Attachment 1.A.e: Lighting Plan (PDF)
Attachment 1.A.f: Architectural Floor Plans and Elevations (PDF)
Attachment 1.A.g: Architectural Elevations - Office Tower (PDF)
Attachment 1.A.h: Programmatic Access Exhibit (PDF)
Attachment 1.A.i: Mixed Use Zoning District Design Guidelines Summary - Twinbrook Quarter (PDF)
Attachment 1.A.j: Water and Sewer Authorization Memo (PDF)
Attachment 1.A.k: Development SWM Concept Approval (PDF)
Attachment 1.A.l: Preliminary Sediment Control Approval - Twinbrook Quarter (PDF)
Attachment 1.A.m: Safe Conveyance Study Approval (PDF)
Attachment 1.A.n: Post-Application Area Meeting Minutes (PDF)
Attachment 1.A.o: Community Correspondence (PDF)

Jim Wasilak

Jim Wasilak, Zoning and Development Manager 7/29/2020

Resolution No. 7A-19

RESOLUTION:
To approve, with conditions, Project Plan Application PJT2018-00011, to allow for up to 1,865 multifamily dwelling units and up to 913,390 square feet of commercial development at 1500-1616 Rockville Pike; Saul Holdings Limited Partnership, Applicant

WHEREAS, on January 25, 2018, Saul Holdings Limited Partnership (the "Applicant") filed Project Plan Application PJT2018-00011 (the "Project Plan Application" or "Application"), pursuant to Section 25.07.07 of the Zoning Ordinance, proposing to allow for the development of a maximum of 1,865 multifamily dwelling units, including a minimum of 15% Moderately Priced Dwelling Units ("MPDUs"), up to 431,440 square feet of office development, up to 472,950 square feet of retail development (composed of retail, restaurant, and grocery uses), up to a 9,000 square-foot entertainment venue, and associated public use space, amenities, and infrastructure (the "Project" or "Twinbrook Quarter") on six parcels and/or lots totaling approximately 18.36 acres and bound by Rockville Pike to the west, the Metro tracks and CSX/MARC rail line to the east, and Halpine Road to the south (the "Property"); and

WHEREAS, the Property is currently improved with approximately 240,756 square feet of single-story retail, office, and restaurant uses in various stages of occupancy, with approximately 12 acres of surface parking; and

WHEREAS, the Property is zoned Mixed-Use Transit District (MXTD) in accordance with the 2016 Rockville Pike Neighborhood Plan (the "Rockville Pike Plan") and accompanying Sectional Map Amendment; and

WHEREAS, pursuant to the Rockville Pike Plan and Section 25.03.02 of the Zoning Ordinance, the Applicant identified the Project Plan Application as a Champion Project Application on the bases that Twinbrook Quarter: (1) is located in the South Pike and contains at least five (5) contiguous acres of private property; and (2) significantly advances the following goals (a) provides more than the required public use space, (b) provides more than the required vehicular, bicycle and/or pedestrian safety measures and/or provides pedestrian and bicycle access over or under the CSX/Metro tracks, and (c) provides a significant increase in the amount of employment; and

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WHEREAS, pursuant to Sections 25.05.03c, 25.07.03, and 25.07.07.6 of the Zoning Ordinance, the Planning Commission was briefed on the Project Plan Application at its meeting on April 11, 2018; and

WHEREAS, pursuant to Sections 25.05.03c, 25.07.03, and 25.07.07.6 of the Zoning Ordinance, the Mayor and Council determined that the Project Plan Application would be processed as a Champion Project Application at its public meeting on April 30, 2018; and

WHEREAS, pursuant to Sections 25.05.03c, 25.07.03, and 25.07.07.8, a duly noticed public hearing on the Application was held by the Planning Commission on February 13, 2019; and

WHEREAS, pursuant to Sections 25.05.03c, 25.07.03, and 25.07.07.9 of the Zoning Ordinance, the Planning Commission at its meeting on February 27, 2019, reviewed the Application, and after considering the information presented and testimony provided, voted to recommend that the Mayor and Council approve the Application subject to several conditions; and

WHEREAS, pursuant to Sections 25.05.03c, 25.07.03, 25.07.07.11, and 25.07.07.12 of the Zoning Ordinance, a duly noticed public hearing on the Application was held by the Mayor and Council on March 25, 2019; and

WHEREAS, the Mayor and Council held a public meeting for discussion and instructions to City Staff on, and possible adoption of, the Project Plan Application on April 29, 2019; and

WHEREAS, at its April 29, 2019 meeting, the Mayor and Council found and determined that approval of the Application would promote the health, safety and welfare of the citizens of Rockville, and the Mayor and Council made further findings set forth herein all in support of the Project, based upon information presented and testimony provided as contained in the public record; and

WHEREAS, the Mayor and Council, finds and determines, pursuant to Sections 25.07.07.15, 25.07.07.16, and 25.07.01.b.2 of the Zoning Ordinance, in consideration of the Application, subject to the conditions, limitations, additions, and modifications set forth herein, as follows:

1. Project Plan Implementation Period: In accordance with Section 25.07.07.18(a) of the Zoning Ordinance, a site plan application implementing a portion of Phase 1 of the Project Plan Application must be filed within twelve (12) months of the date of this Resolution. The

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implementation period for all other portions of the Project Plan Application will remain valid for thirty (30) years from the date of this Resolution.

2. The Project Plan Application Qualifies as a Champion Project: The Project Plan Application meets all of the requirements necessary for qualification as a Champion Project under Section 25.03.02 of the Zoning Ordinance. The Project is a development project that:

(1) Is located within the South Pike;

The Property is located in the South Pike area pursuant to the Rockville Pike Plan, which coincides with the Twinbrook Metro Performance District.

(2) Contains at least five (5) acres of private property that is (i) contiguous, or (ii) confronting, separated only by a Business District Class I or Class II street;

The Property comprises approximately 18.36 contiguous acres, which exceeds the minimum requirement.

(3) Significantly advances one or more of the following goals:

- *Increases multifamily housing that provides more than the minimum requirement of moderately priced dwelling units near the Twinbrook Metro Station;*
- *Provides more than the required public use space;*
- *Provides more than the required vehicular, bicycle and/or pedestrian safety measures and/or provides pedestrian and bicycle access over or under the CSX/Metro tracks; and/or*
- *Provides a significant increase in the amount of employment.*

The Project Plan Application significantly advances three (3) of the goals identified above. The Project will: 1) provide more than the required public use space, 2) provide more than the required vehicular, bicycle, and pedestrian safety measures, and 3) provide a significant increase in the amount of employment in the area. With respect to public use space, as noted on the Project Plan Application Cover Sheet No. PP-1, approximately 31.5% of net lot area will be provided as public use space/open area. The Project Plan Application incorporates a one-acre central park that is adjacent to Building 2. The Project Plan Application also includes a linear park with two separate dog parks (one intended primarily for large dogs and one intended primarily for small dogs), a meandering path approximately one-quarter of a mile long surrounded by extensive natural style landscaping, and multiple train viewing areas from within the safety of the park. The linear park

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is easily accessed by the public via landscaped sidewalks on the north side of Building 5 and the south side of Building 7 (at either end of the park), and it will be directly accessible to the residents of Buildings 5, 6, and 7. Twinbrook Quarter is designed with two "courtyard parks" between Buildings 5, 6, and 7, which are intended to be a quieter setting that are physically near but atmospherically set apart from the active central area. The Project also includes at least two separate hardscaped plazas as gateways to the community. In addition to the on-site public use space, approximately 83,000 square feet of public use space/open area will be provided within dedicated right-of-way, which also constitutes "public use space" under Section 25.03.02 of the Zoning Ordinance as these open areas are recommended in an adopted master plan, including enhanced public walkways and off-site public improvements. The Rockville Pike Plan (p. 4-39) provides that "[t]he 'complete street' multi-way boulevard itself will provide public open space in the Plan Area by providing broad continuous sidewalks, bikeways that connect to the City's trail system, and trees and landscaping along the medians." For this reason, the Project Plan Application reflects that, while greater than 15% of net lot area will be provided on-site as public use space/open area, an additional large amount of publicly accessible space will be provided in the form of improvements to rights-of-way, widened and improved sidewalks, and other related improvements such that the total amount of public use space provided constitutes 31.5% of the Project's net lot area.

With respect to providing more than the required vehicular, bicycle, and pedestrian safety measures, the construction of the Chapman Avenue Extension running north-south through the Property parallel to Rockville Pike, as well as construction of two new east-west streets through the Property (Festival Street and the Congressional Lane Extension), will create new vehicular and pedestrian linkages along Rockville Pike and increase mobility options in the South Pike area.

Lastly, the Project Plan Application provides a significant increase in the amount of employment in the area. Through the provision of both retail and office uses, there will be an increase in the number of workers in the area, furthering the mixed-use nature of the Project and the 18-hour/day activity in the area.

As such, the Mayor and Council determine that the Project qualifies as a Champion Project.

3. <u>The Application will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed development</u>: Approval of the Project Plan Application will have no adverse impact on the health or safety of persons residing or working in

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the neighborhood of the Project. The Property is surrounded by commercial uses along Rockville Pike to the north, south, and west and is separated from the nearest single-family residential neighborhood and several industrial properties by the Metro tracks and the CSX/MARC rail line. The existing surrounding area is generally described as follows: To the east are the Metro tracks and the CSX/MARC rail line, which provide a significant buffer from the nearest single-family residential neighborhood to the east. To the west is Rockville Pike and Congressional Plaza, which contains single-story box stores and surface parking, as well as smaller stores and fast-food restaurants. To the north is an approximately 121,968-square-foot property currently improved with single-story retail uses and surface parking, similar to the current uses on the Property. To the immediate south is Halpine Road, and just south across Halpine Road is a seven-story office building and a Hilton hotel. Further south across Bouic Avenue is The JBG Companies' The Galvan, a mixed-use project with 360 multi-family dwelling units (along with 99,500 square feet of ground floor retail and restaurant uses).

The zoning on this Property and surrounding properties provides significant future development and redevelopment opportunities. The immediately adjacent property to the south is similarly zoned MXTD and could be redeveloped with the same densities and heights applicable to the Property. The properties to the west and north are zoned Mixed-Use Corridor District (MXCD), which allows for medium density development of retail, office, and residential uses. The properties to the west, north, and south are also located within the boundaries of the Rockville Pike Plan. The Rockville Pike Plan recommends mixed-use, transit-oriented development near the Twinbrook Metro Station. To that end, the Project Plan Application is compatible with all surrounding uses and properties as they exist today and as they are planned to exist in the future.

The construction of the Chapman Avenue Extension running north-south through the Property parallel to Rockville Pike, as well as construction of two new east-west streets through the Property (Festival Street and the Congressional Lane Extension), will create new vehicular and pedestrian linkages along Rockville Pike and will help the City to create a true street grid in this South Pike location. These infrastructure improvements will help to divert traffic away from Rockville Pike towards the internal street grid which the Project helps to create.

Residents of the city and employees working in the area of the Property will benefit from the increased pedestrian connectivity between Rockville Pike and the Twinbrook Metro Station that will be provided by the Project. Specifically, the Project Plan Application includes

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construction of a wide pedestrian promenade along Rockville Pike, and sidewalks along the Chapman Avenue Extension and the two new east-west streets to create attractive, safe, and walkable linkages between Rockville Pike and the Twinbrook Metro Station. The Project Plan Application also reserves space within the Property to allow for a potential new connection to the Metro Station from Building 7 should the City and/or Applicant obtain approval from WMATA and CSX to construct this pedestrian connection. Additionally, the development of a variety of residential, office, fitness, grocery, restaurant, retail, and entertainment uses at the Property will deliver the critical mass and diversity of uses necessary to further the economic vitality of this transit-oriented location.

The Project Plan Application also increases green space, open area, and public use space through the creation of a central park framed by the Chapman Avenue Extension and Festival Street, along with rooftop courtyards on many of the buildings proposed, which will benefit the health and welfare of persons residing or working in the neighborhood of the Project. The Project Plan Application also includes a linear park with two separate dog parks (one intended primarily for large dogs and one intended primarily for small dogs), a meandering path approximately one-quarter of a mile long surrounded by extensive natural style landscaping, and multiple train viewing areas from within the safety of the park. The proposed design includes a landscape buffer along Rockville Pike coupled with street trees and ground plantings along the Chapman Avenue Extension and the two new east-west streets. These plantings will provide shading and will transform this corridor into a visual amenity. The Project will also vastly improve the current functioning of the Property from an environmental perspective, by complying with the City's green building standards, enhancing the experience of area residents, workers, and visitors of the Project, as well as complying with the City's Forest and Tree Preservation Ordinance and stormwater management requirements.

As such, the Mayor and Council finds that the Application will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed development.

4. The Application will not be in conflict with the Master Plan: The Property is subject to the Rockville Pike Plan adopted by the Mayor and Council on August 1, 2016. The Project Plan Application satisfies both the general corridor planning principles and the principal land use recommendations for the Property identified in the recently approved Rockville Pike Plan. The Property is located in the South Pike area of the Rockville Pike Plan, which is recognized as

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having "the greatest potential to receive the bulk of the population growth within the corridor, as well as a significant portion of the City's population growth, over the next few decades," as well as "the most potential to transform from a commercial suburban development pattern into an urban center, complementing Rockville Town Square to the north." (p. 1-7). The Rockville Pike Plan designates the portion of the Property between Halpine Road and Congressional Lane (1580 – 1616 Rockville Pike) for Core (transit-oriented) land uses, while the portion of the Property north of Congressional Lane is designated for Corridor (mobility-oriented) land uses. The Project is designed to leverage the Property's transit-oriented location to allow for an active urban mixed-use redevelopment, which is consistent with the Rockville Pike Plan "vision … for a livable, desirable, and economically vibrant environment defined by thoughtful urban design, multi-modal transportation, active public spaces, and green spaces." (p. 4-21).

The Project complies with the Rockville Pike Plan's general corridor planning principles and principal land use policies as follows:

- *Attractive and inviting community design and development*. (p. 3-2)

The Rockville Pike Plan emphasizes a "coherent relationship among the buildings, transportation infrastructure, and open spaces, in a manner that creates an attractive and inviting community." (p. 3-2). The Application will transform this underutilized asset of single-story retail and surface parking uses into a transit-oriented core redevelopment that is attractive and pedestrian-friendly for residents, employees, patrons, and the general public. The Project Plan Application achieves the Rockville Pike Plan vision by bringing buildings closer to the street with façade improvements, reducing the prominence of surface parking, and creating green areas and public gathering spaces.

- *Mixed uses and mixed-income new neighborhoods*. (p. 3-2)

As noted, the Project includes a diverse mix of uses – residential, office, fitness, grocery, restaurant, retail, and entertainment venue. 15% MPDUs are proposed, which meets the City's requirement of 15% for projects located in the MXTD Zone. While the ultimate mix of residential unit types is still to be determined with each site plan application for residential uses, it is expected that the Project will include studios, one-, two-, and three-bedroom units, to accommodate residents of a mix of incomes and living situations.

- *Inviting conditions for walking and biking*. (p. 3-2)

The Project Plan Application will transform what is currently a retail strip, with vast amounts of surface parking, into a new community based upon creation of a street network of new north-south

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and east-west connections and wider sidewalks with street trees and landscaping. In addition, a dual bikeway is proposed along the Rockville Pike frontage, a bike lane is proposed along the north side of Halpine Road, and shared travel lanes indicated by sharrows are proposed along Chapman Avenue Extension, Congressional Lane Extension, and Festival Street. The sharrow lane is a marked shared travel lane that will accommodate both bicycles and vehicles together using a wider travel lane. While bike lanes along Chapman Avenue Extended are consistent with the recommendation of the City's 2017 Bikeway Master Plan, both bike lanes and sharrows would accommodate bicycles along this street and both are consistent with the Business District Class II roadway Road Code requirements. The Planning Commission recommended that the Project Plan Application be approved with the sharrows. The Commission agreed with the applicant's vision for this street and found that through bike traffic can be accommodated along Rockville Pike and other nearby streets. The Mayor and Council recognize that both bike lanes and sharrows would be consistent with the requirements and agrees with the Planning Commission's findings and conclusions and hereby approves sharrows along Chapman Avenue Extended.

- *Appealing parks and public open spaces for community gathering and activity*. (p. 3-2)

The Project Plan Application includes a central park in excess of one-acre in size framed by Chapman Avenue Extension and Festival Street. Further, the internal street network to be created (the Chapman Avenue and Congressional Lane Extensions, as well as Festival Street) and the Rockville Pike frontage will be improved with wide sidewalks, street trees, and other landscaping features, all furthering the pedestrian experience. The Project Plan Application also includes a linear park with two separate dog parks (one intended primarily for large dogs and one intended primarily for small dogs), a meandering path approximately one-quarter of a mile long surrounded by extensive natural style landscaping, and multiple train viewing areas from within the safety of the park. The linear park is easily accessed by the public via landscaped sidewalks on the north side of Building 5 and the south side of Building 7 (at either end of the park), via both courtyard parks, and it will be directly accessible to the residents of Buildings 5, 6, and 7.

- *Environmentally friendly and sustainable*. (p. 3-3)

The Property is currently comprised almost entirely of barren impervious surfaces, with limited stormwater management controls, mostly in the form of surface parking. The Project will vastly improve the current functioning from an environmental perspective, by complying with the City's

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green building standards, enhancing the experience of area residents, workers, and visitors of the Project, as well as complying with the City's Forest and Tree Preservation Ordinance and stormwater management requirements. The Project Plan complies with Chapter 5, Article XIV of the City Code, which identifies the City's Green Building Regulations.

- *An urbanizing corridor, distinct from Rockville's suburban development.* (p. 3-3)

The Property is located adjacent to the Twinbrook Metro Station and proposes a density and intensity that is appropriate for such a locale. The Project proposes a vibrant transit-oriented development with a mix of uses and amenities for residents, shoppers, workers, and visitors to Rockville that will help to establish a distinctive urban character for the Rockville Pike Corridor. The inclusion of activating ground-floor uses and public use space at the Property will help to improve the appearance and economic success of the Rockville Pike Corridor. The Project will be both functional and compatible with nearby development as envisioned by the Rockville Pike Plan.

- *Access and movement choices for all travel modes that provide connections within the corridor and with surrounding areas.* (p. 3-3)

The construction of Chapman Avenue Extension running north-south through the Property parallel to Rockville Pike, as well as construction of two new east-west streets through the Property (Festival Street and Congressional Lane Extension), will create new vehicular and pedestrian linkages along Rockville Pike, and will help the City to create a true street grid in this South Pike location.

- *Safe and accessible pedestrian and biking infrastructure and experience.* (p. 3-4)

The pedestrian environment will be vastly improved along the Rockville Pike frontage, with new pedestrian sidewalks provided along all of the internal streets to be constructed (Chapman Avenue Extended, Congressional Lane Extended, and Festival Street) and a pedestrian promenade along Rockville Pike. Additionally, a bike lane is proposed along the north side of Halpine Road, along with shared travel lanes marked by sharrows along Chapman Avenue Extended, Congressional Lane Extended, and Festival Street. The Project Plan Application also includes a buffered 10-foot wide dual bikeway and a 20-foot wide landscaped sidewalk along Rockville Pike that will enhance pedestrian and bicycle circulation patterns in the city.

- *Smooth and safe vehicular flow.* (p. 3-4)

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The Project will reduce the amount of existing curb cuts along the Property's Rockville Pike frontage in an effort to address traffic safety concerns reflected in the Rockville Pike Plan. The Project is consistent with the goal of eliminating traffic fatalities and serious injuries as embodied in Vision Zero. More specifically, the Project prioritizes the safety of all individuals traveling to and from the Property through the creation of a pedestrian-friendly environment. The Project Plan Application includes street network enhancements and intersection improvements to facilitate smoother and safer vehicular flow. Between the northern boundary of the Property and Halpine Road, there are seven existing curb cuts along Rockville Pike. The Project Plan Application maintains approximate locations of two existing curb cuts and proposes two in addition, thereby reducing the total number of curb cuts from seven to four.

- *Retention and attraction of a diverse retail community*. (p. 3-5)

By redeveloping this outdated retail strip into residential, office, grocery, retail, restaurant, and entertainment uses, the Project provides an optimal environment to attract successful national and local retailers and other excellent business and residential end users.

- *City support for successful development*. (p. 3-5)

The Rockville Pike Plan recognizes that "the highest density in the Plan Area should be closest to the Twinbrook Metro Station" under the rationale that "[c]oncentrating development near transit and other existing infrastructure has environmental and economic benefits." (p. 3-5). Consistent with this policy, the Project provides increased heights and densities at this urban core location that is in close proximity to the Twinbrook Metro Station. This Project Plan Application helps to reduce the use of automobiles to and from the Property by replacing a large amount of surface parking with a pedestrian-friendly transit-oriented development containing an energetic mix of uses and public amenities. The Project Plan Application allows for the continued revitalization of the Rockville Pike Corridor and will support and increase the City's tax base.

- *Promote development that improves environmental conditions*. (p. 4-39)

The Property is currently comprised almost entirely of mostly barren impervious spaces, the vast majority of which is asphalt for surface parking lots, with limited stormwater management controls. The Project Plan Application includes stormwater management features that implement stormwater management with a combination of structural water quality devices, as well as environmental site design to the maximum extent practicable (ESD to the MEP), and will transform what is essentially an 18+-acre strip of untreated imperviousness into a more pervious

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space complete with landscaping, street trees, microbioretention facilities, and other environmental features.

- *Strategically locate and right-size parking.* (p. 4-40)

The Rockville Pike Plan (i) recommends, wherever possible, locating parking in structures behind or under buildings to minimize visual impact, (ii) promotes on-street parking as a means of slowing traffic and becoming part of the pedestrian realm, and (iii) encourages shared parking arrangements as a basis for reducing the amount of parking that is required. The Project Plan Application reduces the minimum parking required by approximately 43% in recognition of the trend that the Rockville Pike Corridor will become less reliant on automobiles and more urban and multi-modal over time. Since this Project will be phased over a long-term horizon, the constrained parking policy proposed by the Project Plan Application provides the necessary flexibility for a successful transit-oriented development that is market responsive at this important location along the Rockville Pike Corridor.

As such, the Mayor and Council finds that the Application will not be in conflict with the Plan.

5. The Application 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: The Project satisfies the City's Adequate Public Facilities Ordinance ("APFO") found at Section 25.20.01 et seq. of the Zoning Ordinance, and the accompanying Adequate Public Facilities Standards ("APFS"). With regard to transportation, the Applicant's infrastructure improvements, including enhancing the street grid and other mitigation measures, will reduce the transportation impact of the Project as required by the APFO, APFS, and Comprehensive Transportation Review ("CTR") requirements. A Transportation Demand Management ("TDM") plan is being developed in order to realize a Transit-Oriented Area ("TOA") credit of 35 percent. The TDM plan will include the following four basic elements: (1) Education and Information, (2) Parking Management, (3) On-Site Construction, and (4) Commuter Assistance Programs. The proposed design includes a mix of complementary land uses, pedestrian-scale blocks, and pedestrian-scale intersections within close proximity to Metro and bus services. This transit-oriented, pedestrian-friendly, compact, mixed-use development reduces peak hour and daily vehicle-trips and total vehicle-miles traveled, compared to the same level of development if located in a suburban area that is not served by transit.

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With regard to public schools, the Property is located in two school clusters. The portion of the Property south of Congressional Lane is located within the Walter Johnson school cluster, and the area north of Congressional Lane extended is located within the Richard Montgomery school cluster. Pursuant to Section I.C.B of the APFS, the Project Plan Application is exempt from the school capacity requirements test because the Project is: (1) a Champion Project; (2) the residential portion of the Project Plan Application includes only multi-family high-rise residential units; (3) the residential portion of the Project Plan Application will be constructed over multiple phases over the course of ten (10) or more years from the date of Project Plan Application approval; and (4) the Project Plan Application includes more than one (1) non-residential use and at least one half (1/2) acre of contiguous public use space.

With regard to water and sewer facilities, the Project Plan Application received Water and Sewer Authorization approval from the Department of Public Works ("DPW") for connection to the City's water and sanitary sewer systems. In accordance with the Water and Sewer Authorization approval, the Project includes construction of a network of water and sanitary sewer infrastructure to serve the development, and phased off-site improvements to mitigate the capacity deficiencies created as a result of increased demand generated by Twinbrook Quarter.

As such, the Mayor and Council finds that the Application 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.

6. <u>The Application will not constitute a violation of any provision of the Zoning Ordinance or other applicable law</u>:

The Property is zoned MXTD, which permits all of the uses proposed for the Project. Furthermore, as shown on the Project Plan Cover Sheet No. PP-1, the Application satisfies the development standards for the MXTD Zone as detailed in Sections 25.13.05(b)(1) and 25.13.05(b)(2) of the Zoning Ordinance. The Project satisfies the "Special Design Regulations" for the MXTD zone established in Section 25.13.07(a) of the Zoning Ordinance.

The Project Plan Application included several waivers of the development standards for the MXTD zone, as described in greater detail below:

a. Parking Reduction

Section 25.16.03.f of the Zoning Ordinance states that "[i]n order to limit excessive off-street parking and encourage parking reductions in the MXTD and MXCD zones, the number of

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parking spaces to be provided is limited to no more than the standard shown in the [table of space requirements]". The Applicant seeks a reduction pursuant to Section 25.16.03.h.1 of the Zoning Ordinance to permit 43% fewer parking spaces than would otherwise be required for the Project.

Pursuant to Section 25.16.03.h.1, during review of a Project Plan Application in the MXTD Zone the Mayor and Council has the authority to reduce the required number of parking spaces to be constructed provided that one or more of the following criteria are satisfied:

(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.

(b) There are three (3) or more bus routes in the immediate vicinity of the building or buildings.

(c) There is a major public parking facility available to the public within 1,000 feet of a building entrance.

(d) Where the size of the lot is so small that meeting the parking requirement would prevent redevelopment.

(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.

The Planning Commission found that the requested parking reduction was justified at its February 27, 2019 meeting. The Mayor and Council finds that the Project satisfies four of these criteria identified above ((a), (b), (c), and (f)) as follows:

(a) A major point of pedestrian access to the Project is located approximately 600 feet from an entrance to the Twinbrook Metro Station. Furthermore, the entire Property is located within a quarter-mile radius of the Twinbrook Metro Station.

(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.

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(c) A WMATA public parking facility fewer than 1,000 feet from a proposed building entrance to the Project has recently been constructed, and contains over 1,000 parking spaces, the vast majority of which are unused on evenings and weekends. Further, currently there is no charge for the WMATA spaces on federal holidays and Sundays.

(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. Alternative transportation modes such as Uber, ZipCar, Capital Bikeshare, and other forms of ride-sharing are rapidly gaining prevalence, and it is expected that usage of these alternatives will only continue to increase, particularly in urban, transit-proximate areas such as this. For these reasons, while it is highly unlikely that there would ever be spillover parking from the Project into neighboring sites, to the extent that any spillover did occur, it would likely occur at the adjacent WMATA public parking facility. Spillover parking will likely not occur in any residential neighborhoods, as the nearest neighborhood is on the opposite side of the CSX/WMATA railroad tracks from the Project, and there is no east-west vehicular connectivity across the tracks in the vicinity of the Project or the nearest residential neighborhood.

As such, the Mayor and Council finds that the Application satisfies all of the requirements necessary to grant a parking reduction and hereby grants, pursuant to Section 25.16.03.h.1, a reduction in the amount of parking to permit 43% fewer parking spaces than would otherwise be required for the Project.

b. Retail Floor Area

In accordance with Section 25.13.05(c)(6)(b) of the Zoning Ordinance, the Project Plan Application includes a request to allow for retail commercial uses by a single tenant occupying more than sixty-five thousand (65,000) square feet of floor area at the ground level of Building "1". The Mayor and Council approves the request since the Project Plan Application qualifies as a Champion Project, subject to the following conditions of approval: (i) Each of the exterior walls at the ground level, along any public street or way, must be activated with points of access for street-fronting retail, restaurants and/or service establishments that contribute to a vibrant walkable environment; and (ii) The building design must be consistent with the additional design guidelines set forth in Section 25.13.06. At the time of future site plan applications for the Project, the Applicant must demonstrate compliance with each of these conditions of approval.

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The Project satisfies all other applicable City laws. The Project provides 15% MPDUs, which satisfies the requirements of Chapter 13.5 of the City Code. The Project's Pre-Application Stormwater Management Concept Package satisfies the requirements of Chapter 19 of the City Code by providing environmental site design to the maximum extent practicable (ESD to the MEP), utilizing green roofs and bio-planters, and stormwater management vaults and fee-in-lieu to satisfy the remainder of the stormwater management requirements. The Project satisfies the afforestation requirements of Chapter 10.5 of the City Code through a mix of on-site plantings and fee-in-lieu. The Preliminary Forest Conservation Plan submitted with the Project Plan Application demonstrates compliance with these requirements. The Project Plan Application also satisfies the green building regulations contained in Chapter 5 of the City Code. The Project will meet the City's energy conservation standards contained in Chapter 5 of the City Code. The Concept Landscape Plan demonstrates the manner in which the Project satisfies the landscaping requirements contained in the City's Landscaping, Screening and Lighting Manual. In summary, the Project Plan Application will provide a vast improvement to the environment through the build-out of Twinbrook Quarter.

As such, the Mayor and Council finds that the Application will not constitute a violation of any provision the Zoning Ordinance or any other applicable law.

7. <u>The Application will not adversely affect the natural resources or environment of the City or surrounding areas</u>:

The Property has few natural resources and no environmental areas on site, and, accordingly, redevelopment will not impair any existing natural resources or other environmental resources. Rather, the Project will improve the local environment by installing a modern stormwater management system, vegetation, and tree cover far in excess of what currently exists on the Property.

In accordance with Section 10.5-22(d)(4) of the City Code, the Project Plan Application requests a minimum tree cover of five (5) percent of the Project's tract area. The Mayor and Council approves the Applicant's request and hereby establishes that the Project Plan Application, as a Champion Project, will be required to provide a minimum tree cover of five (5) percent of the Project's tract area.

As such, the Mayor and Council finds that the Application will not adversely affect the natural resources or environment of the City or surrounding areas.

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NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF ROCKVILLE, MARYLAND, that the Project Plan Application PJT2018-00011, be and the same is hereby approved, in accordance with the following terms, conditions and limitations:

1. For the purposes of this Resolution, the approved Project Plan means this Resolution and all Exhibits to this Resolution listed below and attached hereto, including notations, references, descriptions and writings on the Exhibits:

- Exhibit A – Project Plan Cover and Concept Site Development Plan, dated October 25, 2018
- Exhibit B – Conceptual Phasing Plan, dated October 25, 2018
- Exhibit C – Public Use/Open Area Plan, dated October 25, 2018
- Exhibit D – Proposed Street Sections, dated October 25, 2018
- Exhibit E – Preliminary Forest Conservation Plan dated April 24, 2019

2. The proposed development must be designed in a manner generally consistent with the concept design and associated exhibits of the Project Plan Concept. This includes the proposed maximum density table provided on the Project Plan Concept cover page. These numbers are maximums and in no way absolve the Applicant from demonstrating that the specific terms of all applicable City Ordinances can be met during each site plan submission, except as otherwise outlined within the approval resolution.

3. The proposed development must be generally consistent with the Conceptual Phasing Plan, with the understanding that Phase 1 and Phase 2 which may themselves contain multiple phases, are specifically defined at this time and the sequence of future phases may change.

4. That additional information from the Applicant be provided so that a final determination relative to historic review may be made in accordance with Sec. 25.07.02.a.4(c) at the site plan phase.

5. The Applicant must comply with the Preliminary Forest Conservation Plan (PFCP) approval letter dated April 24, 2019.

a. The site is required to show afforestation mitigation of 15% of the Property for the entire site, less area already subject to the FTPO, per FTP2010-00001.

i. A request for fee-in-lieu, accompanied by a letter of justification was approved, per Section 10.5-24.(a)(1)iv. The site is required to plant 40% of afforestation square

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footage per City standards. The Applicant may pay up to 60% of the requirement as fee-in-lieu payment.

b. The project is required to provide mitigation to compensate for all significant tree removals on the entire site. The replacement requirement is thirty-two (32) trees.

i. Any replacement trees shown within proposed stormwater management planters are subject to the approval by the City Forester or designee and DPW.

ii. Significant Replacement tree planting may include planting within private courtyards open at least on one side, on building podiums open at least on one side (i.e.: above grade courtyards) and on ground level locations over below-grade garages or stormwater structures; all with adequate soil volume as approved by the city.

6. The Applicant must replace credit shown on FTP2010-00001 with onsite plantings, not with fee-in-lieu.

7. Beginning with the first site plan submission, the Applicant must submit a Final Forest Conservation Plan (FFCP) which meets the minimum requirements approved with the PFCP plan for the proposed limits of the site plan. Plantings for each site plan will occur during the relevant construction phase or within the next growing season. The fee-in-lieu for afforestation may be paid in installments during the build out of the project. The monetary contribution to be paid for each installment will be determined at the time of each site plan. Each respective installment payment will be based on the proportional amount of square footage of land area being developed with each site plan, regardless of the amount of forestry planting to be installed with the specific phase. The amount of each respective installment payment will be calculated in accordance with the rates in effect in the Forest Conservation Manual at the time the site plan is approved. At each site plan, the respective payment due must be paid prior to the issuance of any forestry permit. At the final phase, if the applicant provides a site plan that requires less fee-in-lieu than the maximum determined at PFCP, the payment for the final phase will receive the adjustment.

8. The Applicant must obtain a Maryland Department of Natural Resources Roadside Tree Permit for the removal of trees within the MD 355 right-of-way and provide that permit and all associated correspondence with MD DNR to the City.

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9. At the time of each site plan submission, the Applicant must submit a landscape plan for that subject property consistent with all City ordinances, the Project Plan Application and this Resolution.

10. The Applicant must construct the extension of Chapman Avenue, Halpine Road, Congressional Lane, private Festival Street, private alley and Rockville Pike and construct all public improvements within the Property per City standards and specifications, except as otherwise approved or waived. Minor deviations from the approved cross-sections require approval from the Director of Public Works at the site plan phase. The right-of-way for all public roads within the Property must be dedicated to public use and be reflected on a Final Record Plat to be reviewed by staff and approved by the Planning Commission and other approving agencies having an interest in the right-of-way dedication.

11. Street cross-sections:

a. Chapman Avenue

i. The street cross-section and right-of-way dedication for Chapman Avenue Extended must comply with the following: a 76-foot wide right-of-way, and a two-lane roadway consisting of a 10-foot sidewalk, a 7-foot landscaped buffer, 7-foot parallel parking and no more than 14-foot shared travel lane that includes a "sharrow."

b. Halpine Road

i. The proposed street cross-section for Halpine Road must comply with the City's Business District Class I roadway standard and the adopted *Bikeway Master Plan* recommendations.

ii. The Applicant must dedicate 12 feet of right-of-way along the entire Halpine Road property frontage between Chapman Avenue and Rockville Pike, and reconstruct and improve Halpine Road from the south Property line to the southern edge of the existing Halpine Road pavement.

c. Congressional Lane

i. The street cross-section for Congressional Lane must comply with the City's Business District Class II roadway standard.

ii. The Applicant must dedicate 87 feet of right-of-way and construct Congressional Lane extended from Chapman Avenue extended to Rockville Pike.

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iii. The proposed 11-foot center turn lane will be further evaluated at the applicable site plan phase and a determination made whether a turn lane or median is installed.

d. Festival Street (Private Road)

i. The street cross-section for private Festival Street must comply with the City's Business District Class II roadway standard (modified by eliminating parking on one side and adding a center turn-lane/median) and be a consistent easement width from Chapman Avenue extended to Rockville Pike.

ii. The Applicant must dedicate a consistently wide public access easement that is 80-feet wide and construct Festival Street from Chapman Avenue extended to Rockville Pike.

iii. The proposed 11-foot center turn lane will be further evaluated at the applicable site plan phase and a determination made whether a turn lane or median is installed.

e. Private Alley

i. The cross-section for the private alley must comply with the City's Alley roadway standard.

ii. The Applicant must dedicate a 24-foot wide public access easement and construct the private alley from Chapman Avenue extended to Rockville Pike.

f. Rockville Pike

i. The Applicant must dedicate to public use any property along the Property frontage that lies within 103 feet from the existing roadway center, of which approximately 42 feet is located beyond the existing SHA right-of way. The dedicated area provides for the planned Bus Rapid Transitway (BRT) and a buffered dual 10-foot wide bikeway and 20-foot wide landscaped buffered sidewalk as required and specified by both the approved and adopted *Rockville Pike Neighborhood Plan* and *Bikeway Master Plan*.

ii. The Applicant must construct the buffered dual bikeway and buffered 10-foot wide sidewalk prior to buildout of each site plan encompassing that portion of Rockville Pike.

iii. For the proposed access points along Rockville Pike, the applicant must fully meet and satisfy SHA's requirements and must construct all required and needed improvements per SHA standards.

12. Mayor and Council approval of the Project Plan Application does not constitute approval of the Grade Establishment for all proposed roads, including private Festival Street. The

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Grade Establishment for the proposed roads must be submitted for review with the first phase site plan submission and must be approved prior to the first phase site plan approval.

13. With the submission of the site plan for the applicable phase, the Applicant must demonstrate that access to the existing Rockville Pike service drive easement and parking lot on the adjacent property to the north will be provided subject to the terms of the existing service drive easement.

14. Applicant must obtain all necessary approvals and/or permits for all driveway access points and utility connections proposed on the Project Plan Concept from all agencies with jurisdiction including MDSHA and the City of Rockville.

15. Applicant must install all necessary public improvements, including but not limited to street trees, streetlights, street light conduit, and traffic signals in accordance will 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.

16. Comply with the conditions of DPW's Pre-Application SWM Concept Approval Letter dated February 4, 2019.

17. Comply with the conditions of DPW's Water and Sewer Authorization Letter dated February 4, 2019.

18. 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.

19. Prior to the approval of the first phase's site plan, the Applicant must submit for the approval of DPW a redesign plan to accommodate access from the WMATA Parking Garage to Chapman Avenue. Applicant must construct the improvements with the appropriate phase as approved by the Director of Public Works.

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20. Prior to the submission of the first phase's site plan to the City, Applicant must clearly identify all existing easements and restrictions on the Property and clarify whether the easements will remain or be extinguished upon the complete build-out of the Project. The Mayor and Council must authorize the termination of any existing easement that is dedicated to the City of Rockville. If any existing easement is granted to an entity other than the City of Rockville, Applicant must submit plans for work within the easement to Grantee for review. Any proposed development activity within an existing easement will require the permission of the Grantee or the extinguishment of the easement. Written permission must be obtained prior to the submission of the site plan phase applicable to the easement.

21. Applicant must construct all necessary public infrastructure to support each phase's site plan, including the dedication of right-of-way. Prior to the submission of a site plan that proposes dead-end roadways, the Applicant must submit to the DPW for approval by the Director, a plan demonstrating how roads will terminate when the full road is not constructed in a site plan.

22. With each site plan, the Applicant must submit a phasing plan for pedestrian access, construction access, staging and parking for review and approval by the DPW. The phasing plan must demonstrate how the remaining surface parking lots and existing uses of the Property will integrate with the proposed development.

23. Prior to the signature approval of the submitted Project Plan Application, the Applicant must prepare and submit a Trip Reduction Agreement, approved by City staff. The agreement will establish the goal of reducing single occupant vehicles by 40% during the AM, PM, and Saturday Peak hours at the full build-out for the entire development. The total development on the Property will be limited to a mix of allowed uses and intensities that with the assumed/allowed 40% peak trip reduction, will generate (sum of all driveway counts) no more than 993 (828 new + 165 existing), 2,095 (1197 new + 635 existing + 84+179 pass-by), and 2,186 (1202 new + 756 existing + 83+145 pass-by) vehicle trips during the AM, PM, and Saturday peak hour, respectively, at the build-out or at any subsequent site plan submittals.

24. The appropriate trip reduction strategy(s) from the list included in the executed Trip Reduction Agreement will be determined at each Site Plan approval. The Applicant must submit recent driveway counts at site plan submission.

25. As part of the first site plan submission or earlier:

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a. The Applicant must submit full signal warrant studies for full build-out, including weekdays and Saturdays, conducted in accordance with the City requirements using the same trip distribution applied in the August 2018 study, or using a modified distribution approved by the Director of Public Works, and per MD MUTCD procedures and standards for the following intersections:

i. Chapman Avenue at Halpine Avenue

ii. Chapman Avenue at Thompson Avenue

iii. Chapman Avenue at Bouic Avenue

iv. Festival Street and MD 355

For any deemed warranted location, if approved by MDOT/SHA if MDOT/SHA approval is required, and prior to issuance of any occupancy permits, the Applicant must submit design drawings for the warranted signal(s) and fully bond the entire cost for the installation of the new traffic signal with all necessary geometric and signage modifications per the City standards and specifications. The Applicant must install the signal(s) prior to issuance of the occupancy permit of the site plan triggering the warrant.

b. The Applicant must analyze the following intersections for full build-out conditions and for weekdays and Saturday to determine if any phasing pattern modifications are needed:

i. Rockville Pike (MD 355) at Halpine Road

ii. Rockville Pike (MD 355) at Congressional Lane

If it is determined that signal modifications are warranted, prior to issuance of any occupancy permit, the Applicant must prepare and submit revised signal plans along with any additional required improvements, and fully bond the entire cost of required traffic signal(s) phasing modifications with all necessary geometric and signage modifications per MDOT/SHA standards and specifications. The Applicant must complete the required modifications, if approved by MDOT/SHA if MDOT/SHA approval is required, prior to issuance of the occupancy permit of the site triggering the need to modify the signal phasing.

c. The Applicant must submit a detailed queue length analysis for all approach movements and for the projected AM, PM and Saturday peak hours vehicle trips as reported in the August 2018 study for the following intersections:

i. Halpine Road/Chapman Avenue

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ii. MD 355/Halpine Road (turn queue)

iii. MD 355/Congressional Lane (turn queue)

Prior to issuance of any occupancy permit and for any movement at the intersections listed above where the projected turn queue exceeds the available storage, if approved by MDOT/SHA if MDOT/SHA approval is required, the Applicant must identify and submit for approval appropriate mitigation measure design plans, and construct and/or install the approved improvements when deemed needed by the City, or at the build-out, whichever occurs first.

26. The appropriate road and street network, including bicycle and access accommodation shown on the approved Project Plan Concept and as modified by DPW, including bicycle facilities per the 2017 Bikeway Master Plan, will be determined at each site plan approval. The Applicant must design, construct, and have them open to traffic prior to issuance of the occupancy permit for any part of the development contained within the site plan.

27. The Applicant must construct the 20-foot wide pedestrian walkway/tree lawn and 10- foot wide bike facility along the entire Property's frontage with Rockville Pike as shown on the approved plans, and per the City's requirements and standards. Construction must occur commensurate with the build-out of each site plan encompassing that portion of Rockville Pike.

28. With each subsequent site plan, the Applicant must provide short-term and long-term bike racks/storage as required by the Zoning Ordinance.

29. The Applicant must pay the City's Transportation Improvement Fee as provided in the Comprehensive Transportation Review (CTR). The one-time fee is equal to $1.50 per square foot of net new gross floor area for commercial uses and $900 per unit of multi-unit residential development. The fee will be due before the building occupancy permit is issued and will be at the rate applicable at the time of payment.

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

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

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The signing and pavement marking plans must be submitted to DPW and approved by the Chief of Traffic and Transportation Division prior to each building permit. The approved plan must be included in the signature set.

32. In accordance with Section 25.07.07.18(a) of the Zoning Ordinance, a site plan application implementing a portion of Phase 1 of the Project Plan Application must be filed within twelve (12) months of the date of this resolution. The implementation period for all other portions of the Project Plan Application will remain valid for thirty (30) years from the date of this Resolution.

* * * * * * * * * * * * *

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 29, 2019.

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

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TWINBROOK QUARTER

PROJECT PLAN

Area Tabulation	SF	ACRES
Existing Gross Tract Area	799,971	18.365
Less Future R/W Dedication for 355	-55,594	-1.276
Less Proposed R/W Dedication for Halpine Road	-4,928	-0.113
Less Proposed R/W Dedication for Chapman Avenue	-99,845	-2.292
Less Proposed R/W Dedication for Congressional Lane	-23,794	-0.546
Plus Proposed R/W Abandonment at		
Existing Halpine Road and Chapman Avenue	1,252	0.029
Proposed Net Lot Area Total	617,162	14.167

Proposed Uses & Density	Project Total	Parking Spaces Required	Parking Spaces Provided[1]
Buildings 1-10			
Office	431,440 sf		
Residential	1,895,000 sf / 1,865 du		
Retail	472,950 sf		
Entertainment Use	9,000 sf		
Total	2,808,390 sf / 1,865 du	4,546	3,732

[1] The requested parking reductions are being detailed in the Project Plan submission.

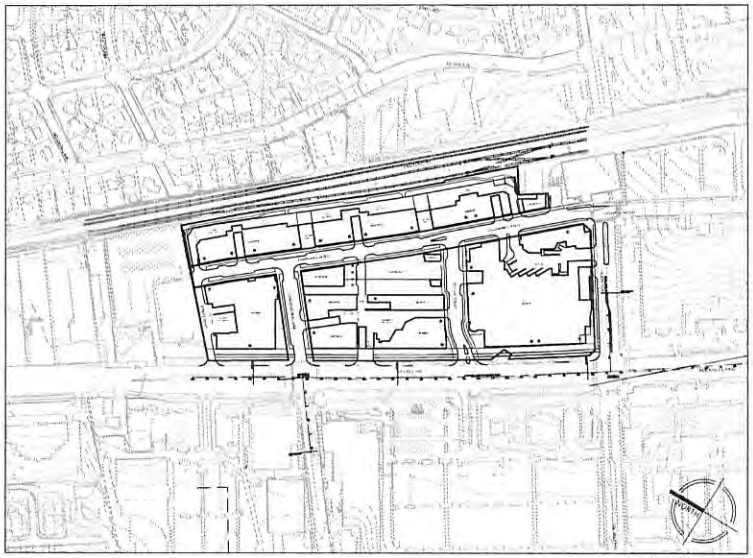
Development Standards MXTD Zone (Sec 25.13.05)	Permitted / Required	Provided	
Building Setbacks			
From any public street	None	0'	
From adjoining non-residential land			
Side	None, 10' min. if provided	10'	
Rear	None, 10' min. if provided	10'	
Build-to-line[2]	100'	105'	
Maximum Building Height	200'	See Bldg. Ht. Table	
Minimum Lot Width (at front lot line)	10'	greater than 10'	
Public Use Space / Open Area (min. 10% of net lot area)[3]	92,565 SF	112,000 SF	18%
Public Use Space / Open Area (with dedicated ROW)[4]	n/a	82,302 SF	13%

[2] Per the Rockville Pike Neighborhood Plan (August 2010).

[3] Per the definition of "Public Use Space" in Section 59.1.2 of the zoning ordinance, public use space means open space that consists of open areas (including roofs) in an adopted master plan, including enhanced public walkways, and offsite public improvements. The Rockville Pike Neighborhood Plan (p. 5-28, "5A) provides that the complete street (with wide sidewalks and tree panels) will provide public open space in the plan area by providing broad continuous sidewalks, streetscape improvements to the city's road system and trees and landscaping along the roadway." Thus, this table reflects that publicly accessible space will also be provided in the form of widened and improved sidewalks and other related improvements. The specific amount of publicly accessible space to be provided in each phase will be detailed at the time of each site plan application.

Building Height	Maximum[4] Min	Max
Building 1	80'	200'
Building 2	80'	150'
Building 3	80'	200'
Building 4	80'	150'
Building 5	80'	90'
Building 6	80'	150'
Building 7	80'	200'
Buildings 8, 9, 10, 11	20'	50'

[4] These numbers reflect the highest maximum height and the minimum maximum height. Buildings will have articulation and some heights/stories may be lowered/raised from the minimum heights.



LOCAL AREA MAP - 1" = 200'

SCALE 1" = 200'

BUILDING NUMBERS AND USES ARE FOR CONCEPTUAL PURPOSES ONLY. SPECIFIC USES AND AMOUNTS, AND ASSOCIATED PHASING, WILL BE IDENTIFIED AT THE TIME OF EACH SITE PLAN APPLICATION.

SHEET INDEX

PP-1 COVER SHEET
PP-2 CONCEPT SITE DEVELOPMENT PLAN
PP-3A PROPOSED STREET SECTIONS
PP-3B PROPOSED STREET SECTIONS
PP-4 PUBLIC USE SPACE / OPEN AREA EXHIBIT
PP-5 CIRCULATION EXHIBIT
PP-6 SERVICE VEHICLE CIRCULATION EXHIBIT
PP-7 FIRE PROTECTION SITE PLAN

CONCEPTUAL ARCHITECTURE
CONCEPTUAL PHASING EXHIBIT
CONCEPT LANDSCAPE PLAN

PFCP-1 PRELIMINARY FOREST CONSERVATION PLAN SIGNIFICANT / SPECIMEN TREE REMOVAL
PFCP-2 PRELIMINARY FOREST CONSERVATION PLAN PROPOSED PLANTINGS
PFCP-3 PRELIMINARY FOREST CONSERVATION TABLES

VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

1. THE SUBJECT PROPERTY IS 18.36 ACRES.
2. THE SUBJECT PROPERTY IS LOCATED ON TAX MAP GR 561 AND IS ZONED MXTD.
3. DRC FOR PAM#2018-00100 WAS HELD ON 09/26/2017.
4. THE HORIZONTAL DATUM IS BASED ON THE FOLLOWING NGS CONTROL STATIONS (NAD83): #20128 - WSSC SURVEY DISK IN A CONCRETE MONUMENT FOUND ALONG GREAT FALLS ROAD, 0.6 MILES FROM INTERSECTION WITH WEST MONTGOMERY AVENUE, NORTH 513413.15 EAST 1266090.43 #20131 - WSSC SURVEY DISK IN A CONCRETE MONUMENT FOUND AT THE PARKING AREA AT THE ROCKVILLE CIVIC CENTER ON EDMONSTON DRIVE, NORTH 504116.74 EAST 1262308.07.

   THE VERTICAL DATUM IS BASED ON THE FOLLOWING WSSC BENCHMARKS (NAVD29): BM #4108 - MCBGS BRASS DISK FOUND IN TOP OF CONCRETE CURB AT THE NORTHWEST CORNER OF SHOPPING CENTER SOUTH SIDE OF MONTROSE ROAD. ELEVATION = 350.457 BM #2920 STAMPED USC&GS BRASS DISK FOUND ON SOUTHEAST SIDE OF CSX RAILROAD TRACKS IN FACE OF SOUTHEAST PILLAR, 400 FEET NORTHWEST OF RANDOLPH ROAD ELEVATION = 369.671.FEMA AND/OR SPA INFORMATION
5. NO FLOODPLAIN EXISTS ON THE SUBJECT PROPERTY PER FEMA AND MCATLAS MAPS.
6. TOPOGRAPHIC DATA SHOWN ON HERE IS BASED ON AERIAL PHOTOGRAMMETRY PROVIDED BY NOR EAST MAPPING, INC. DATED DECEMBER 2010 WITH ADDITIONAL BOUNDARY & TOPOGRAPHIC SURVEY BY VIKA MARYLAND, LLC, ON AUG. 2010, SEPT. 2012, OCT. 2013, JAN. 2014, AND AUG. 2014 DATES. ADDITIONAL PLANIMETRIC INFORMATION ON ADJACENT PROPERTIES WAS PROVIDED BY M NCPPC.
7. NRI/FSD #PFOR2017-00011 WAS APPROVED ON 04/17/2017.
8. THE SUBJECT PROPERTY IS PROPOSED TO BE SERVED BY PUBLIC WATER AND SEWER SYSTEMS AND IS CURRENTLY IN WATER AND SEWER SERVICE CATEGORIES W-1 AND S-1, RESPECTIVELY.

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REVISIONS	DATE
DRC RESPONSE	5/21/18
355 R/W EDIT	10/25/18

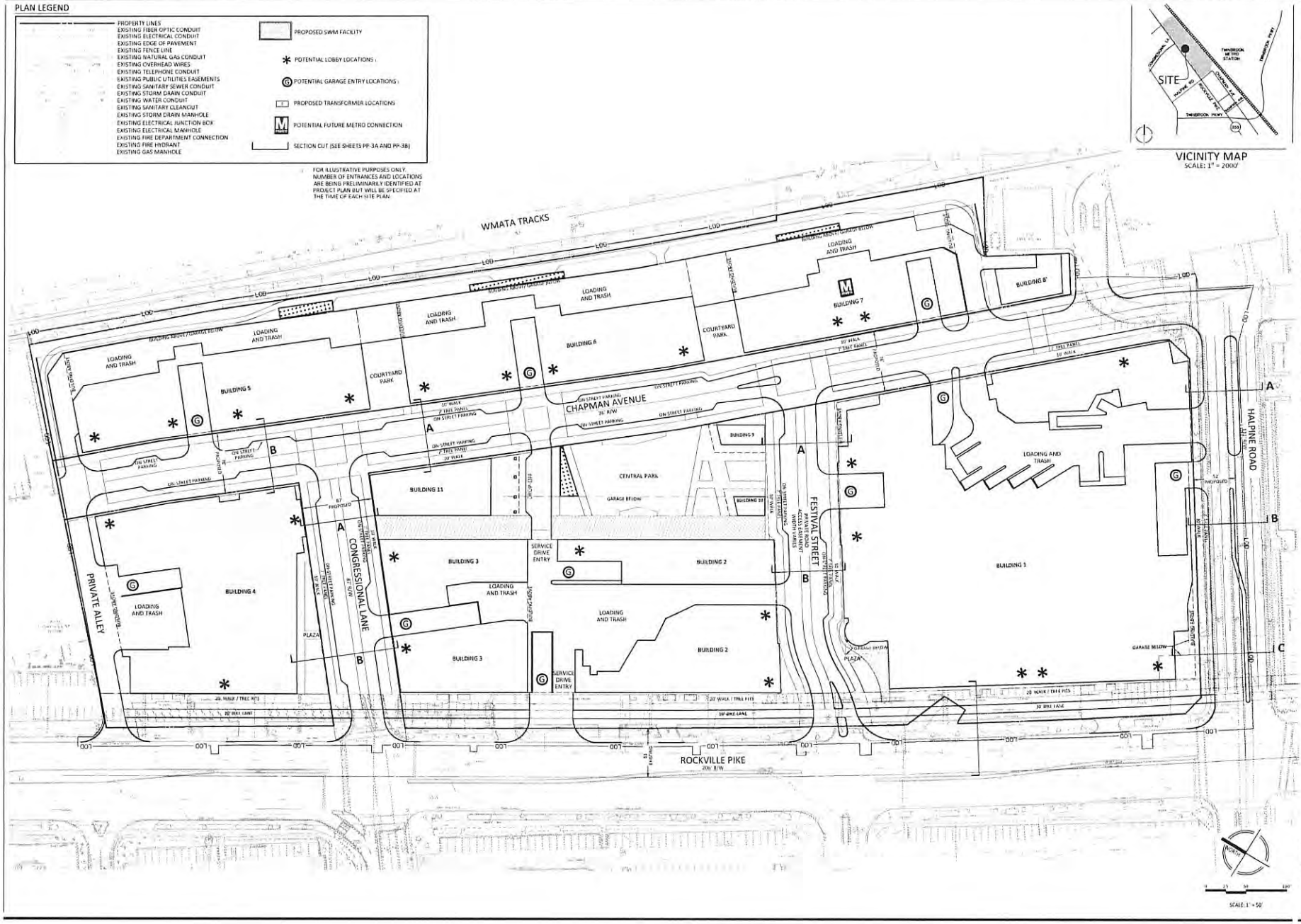
PROFESSIONAL SEAL

TWINBROOK QUARTER
4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 216NW06 &217NW06
TAX MAP:GR561

PROJECT PLAN COVER

DRAWN BY: JDC
DESIGNED BY: JDC/JM
DATE ISSUED: 01/23/2018
PROJECT NO VM1625M

SHEET NO. PP-1


PLAN LEGEND
PROPERTY LINES
EXISTING FIBER OPTIC CONDUIT
EXISTING ELECTRICAL CONDUIT
EXISTING EDGE OF PAVEMENT
EXISTING FENCE LINE
EXISTING NATURAL GAS CONDUIT
EXISTING OVERHEAD WIRES
EXISTING TELEPHONE CONDUIT
EXISTING PUBLIC UTILITIES EASEMENTS
EXISTING SANITARY SEWER CONDUIT
EXISTING STORM DRAIN CONDUIT
EXISTING WATER CONDUIT
EXISTING SANITARY CLEANOUT
EXISTING STORM DRAIN MANHOLE
EXISTING ELECTRICAL JUNCTION BOX
EXISTING ELECTRICAL MANHOLE
EXISTING FIRE DEPARTMENT CONNECTION
EXISTING FIRE HYDRANT
EXISTING GAS MANHOLE
PROPOSED SWM FACILITY
POTENTIAL LOBBY LOCATIONS
POTENTIAL GARAGE ENTRY LOCATIONS
PROPOSED TRANSFORMER LOCATIONS
POTENTIAL FUTURE METRO CONNECTION
SECTION CUT (SEE SHEETS PP-3A AND PP-3B)
FOR ILLUSTRATIVE PURPOSES ONLY. NUMBER OF ENTRANCES AND LOCATIONS ARE BEING PRELIMINARILY IDENTIFIED AT PROJECT PLAN BUT WILL BE SPECIFIED AT THE TIME OF EACH SITE PLAN.
VICINITY MAP
SCALE: 1" = 2000'
SITE
WMATA TRACKS
CHAPMAN AVENUE
ROCKVILLE PIKE
HALPINE ROAD
FESTIVAL STREET
CONGRESSIONAL LANE
PRIVATE ALLEY
BUILDING 1
BUILDING 2
BUILDING 3
BUILDING 4
BUILDING 5
BUILDING 6
BUILDING 7
BUILDING 8
BUILDING 9
BUILDING 10
BUILDING 11
LOADING AND TRASH
COURTYARD PARK
CENTRAL PARK
GARAGE BELOW
SERVICE DRIVE ENTRY
PLAZA
ON STREET PARKING
SCALE: 1" = 50'
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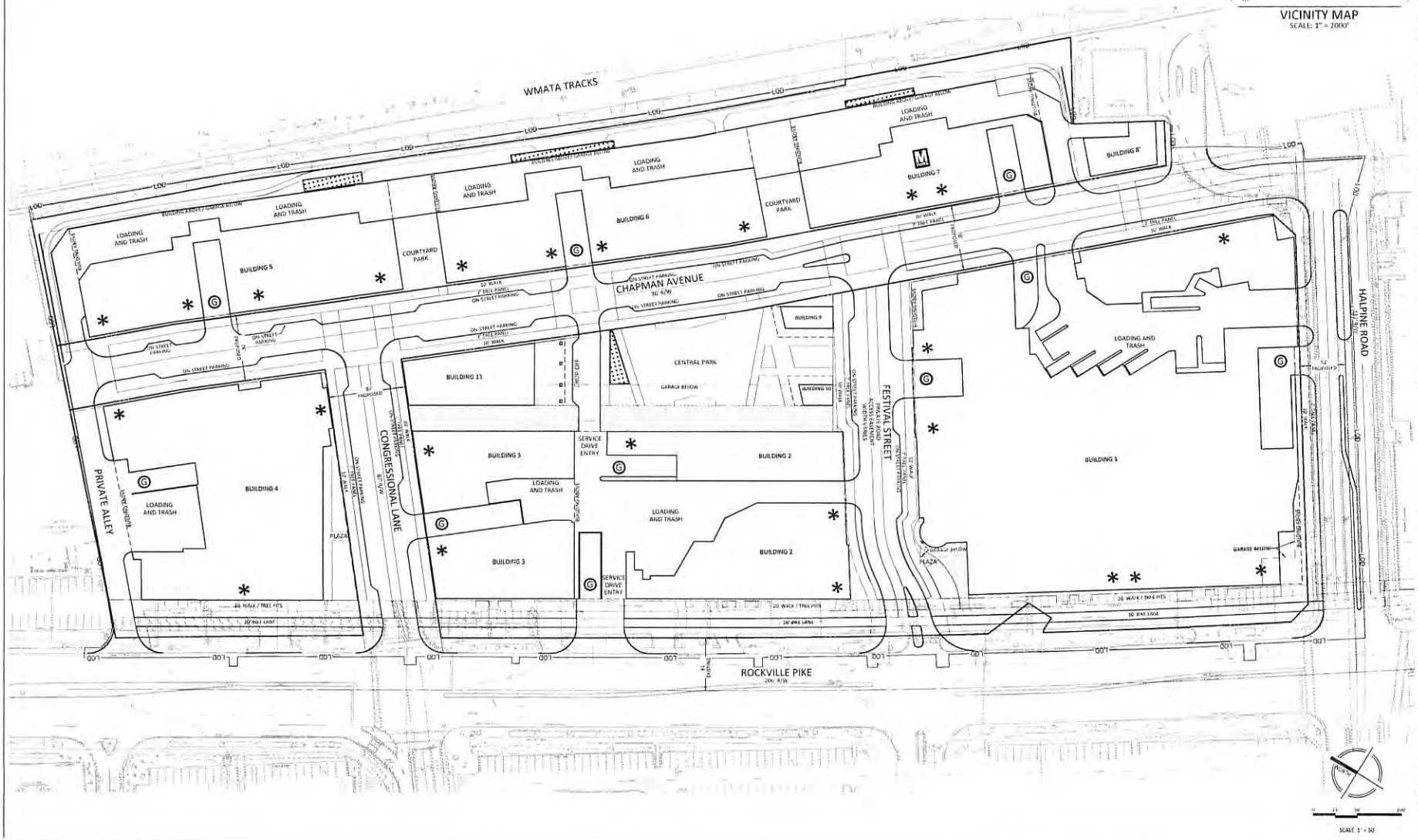
PROFESSIONAL SEAL
TWINBROOK QUARTER
4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 216NW06 &217NW06
TAX MAP:GR561
CONCEPT SITE DEVELOPMENT PLAN
DRAWN BY: JDC
DESIGNED BY: JDC/JM
DATE ISSUED: 01/23/2018
PROJECT NO VM1625M
SHEET NO PP-2

NOTE: AT THE TIME OF PROJECT PLAN SUBMISSION THE LIMITS AND SCOPE OF PHASE 1 AND PHASE 2 ARE DEFINED. THE SEQUENCE OF REMAINING PHASES IS SUBJECT TO CHANGE. SPECIFIC IMPROVEMENTS OF EACH PHASE WILL BE DETERMINED AT EACH SITE PLAN. SUB-PHASES WITHIN EACH PHASE WILL BE DETERMINED AT EACH SITE PLAN. PHASING OF LINEAR PARK COMMENSURATE WITH RELEVANT SITE PLANS.



VICINITY MAP
SCALE: 1" = 2000'

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REVISIONS	DATE
DRC RESPONSE	5/21/18
355 R/W EDIT	10/25/18

PROFESSIONAL SEAL

TWINBROOK QUARTER

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 216NW06 &217NW06
TAX MAP:GR561

CONCEPTUAL PHASING EXHIBIT

DRAWN BY: JDG
DESIGNED BY: JDG/JM
DATE ISSUED: 03/23/2018
PROJECT NO: VM1625M

SHEET NO. 1 OF 1

LEGEND

Open Space	Permitted / Required	Provided	
Proposed Net Lot Area Total		617,932	
Public Use Space / Open Area (min. 15% of net lot area)[2]	92,565 SF	112,000 SF	18.1%
Public Use Space / Open Area within dedicated ROW[3]	n/a	83,303 SF	13.5%
	Total	195,303 SF	31.6%

[1] Per the Rockville Pike Neighborhood Plan (August 2015)

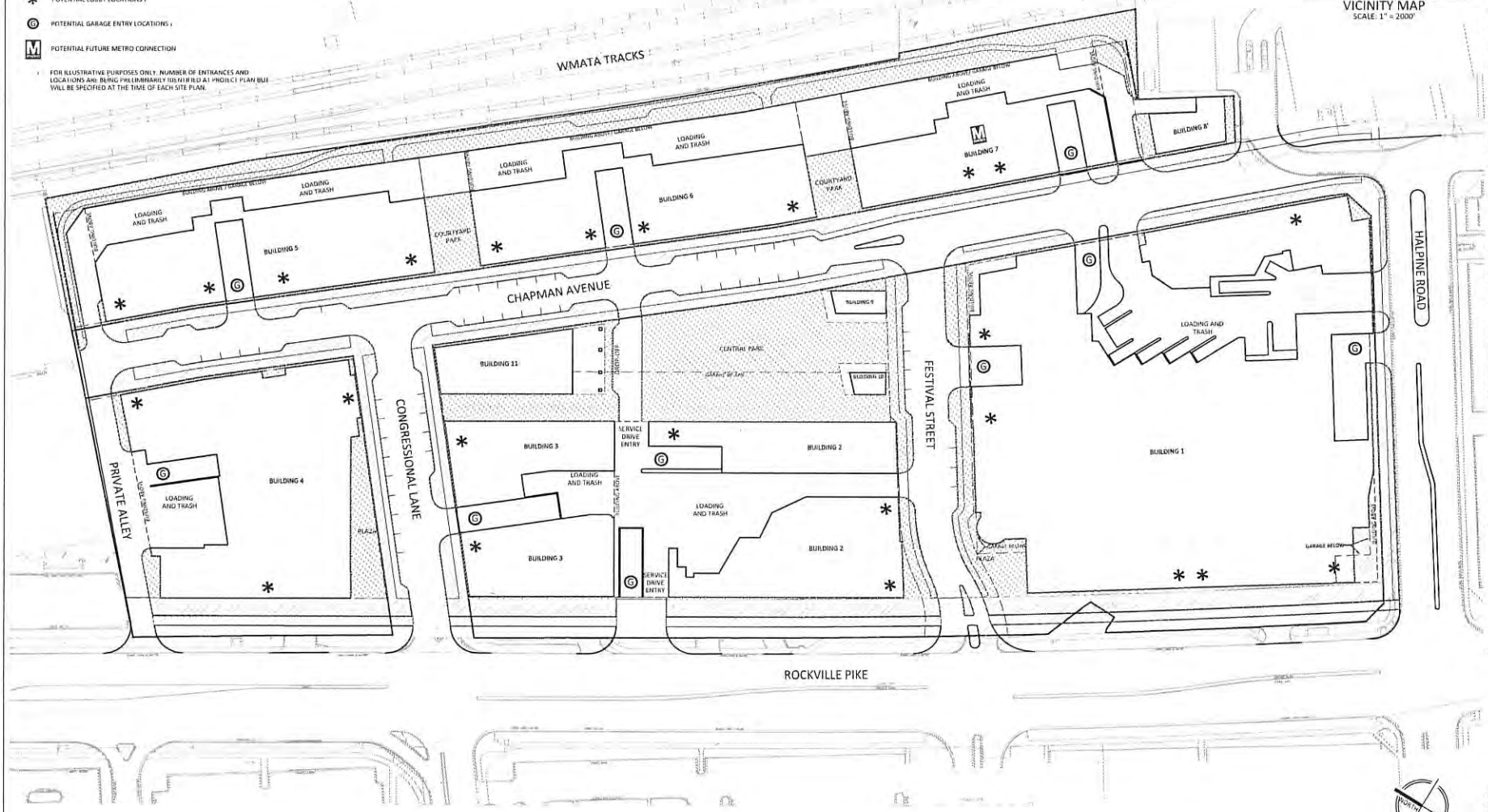
[2] Per the definition of "Public Use Space" in Sec. 59-A-6.1 of the Zoning Ordinance, public use space may consist of open areas, recreational areas and adopted master plan, including enhanced public walkways, and off-site public improvements. The Rockville Pike Neighborhood Plan (p.4-19), "[a] process that the complete street main way construct itself with another public open space in the plan area by providing enhanced sidewalks, walkways that connect to the city's trail system and lines and landscaping along the medians." Thus, this table reflects that publicly accessible space will also be provided in the form of widened and improved sidewalks and other related improvements. The specific amount of publicly accessible space to be provided in each phase will be detailed at the time of each site plan application.

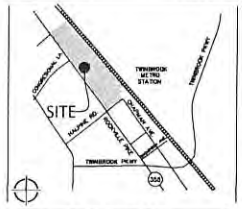
* POTENTIAL LOBBY LOCATIONS [1]

Ⓖ POTENTIAL GARAGE ENTRY LOCATIONS [1]

Ⓜ POTENTIAL FUTURE METRO CONNECTION

[1] FOR ILLUSTRATIVE PURPOSES ONLY. NUMBER OF ENTRANCES AND LOCATIONS ARE BEING PRELIMINARILY IDENTIFIED AT PROJECT PLAN BUT WILL BE SPECIFIED AT THE TIME OF EACH SITE PLAN.





VICINITY MAP
SCALE: 1" = 2000'

SCALE: 1" = 50'

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REVISIONS	DATE
DRC RESPONSE	5/21/18
355 R/W EDIT	10/25/18

PROFESSIONAL SEAL

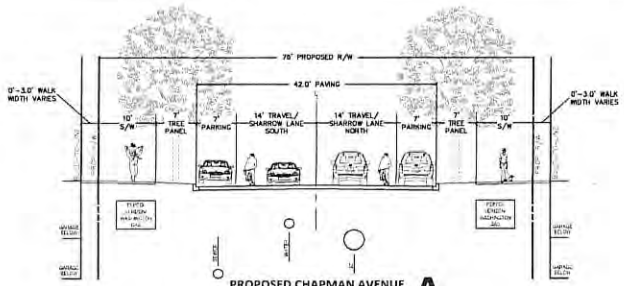
TWINBROOK QUARTER

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 216NW06
&217NW06
TAX MAP: GR561

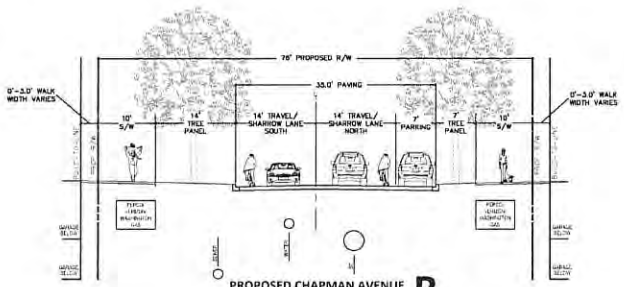
PUBLIC USE/ OPEN AREA PLAN

DRAWN BY: JDC
DESIGNED BY: JDC/JM
DATE ISSUED: 01/23/2018
PROJECT NO. VM1625M

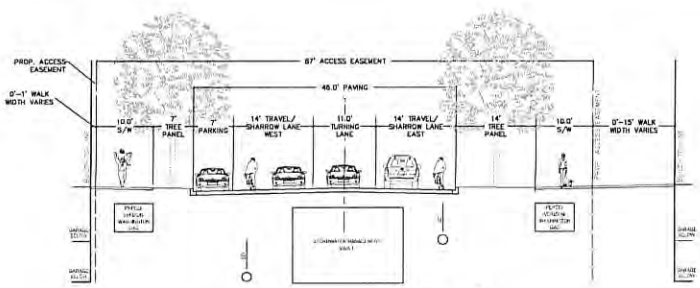
SHEET NO. PP-4



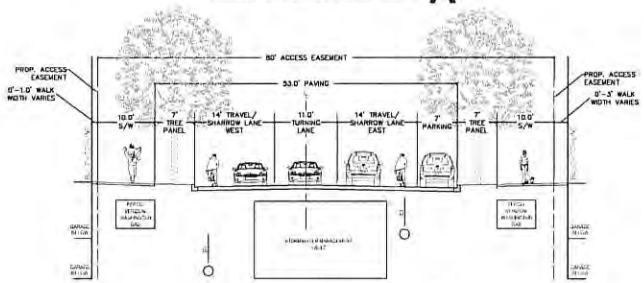
PROPOSED CHAPMAN AVENUE NORTH OF FESTIVAL STREET **A**



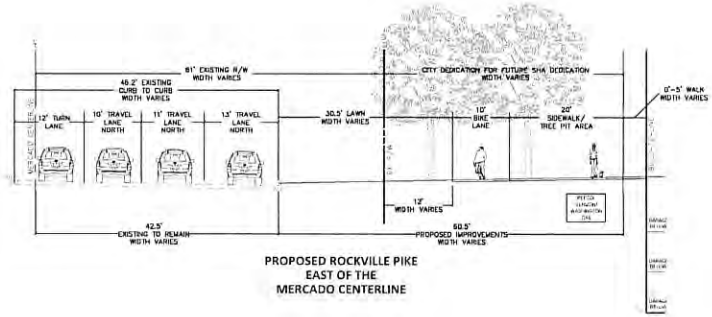
PROPOSED CHAPMAN AVENUE NORTH OF FESTIVAL STREET **B**



PROPOSED PRIVATE FESTIVAL STREET **A**



PROPOSED PRIVATE FESTIVAL STREET **B**



PROPOSED ROCKVILLE PIKE EAST OF THE MERCADO CENTERLINE

NOTE:
ALL UTILITIES SHOWN ARE PRELIMINARY LOCATIONS AND CAN/WILL BE ADJUSTED DURING EACH SITE PLAN AND FINAL ENGINEERING PHASE.

VICINITY MAP
SCALE: 1" = 2000'

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REVISIONS	DATE
DRC RESPONSE	5/21/18
355 R/W EDIT	10/25/18

PROFESSIONAL SEAL

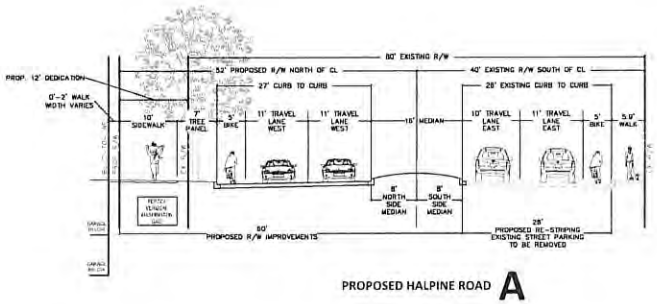
TWINBROOK QUARTER

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 216NW06 &217NW06
TAX MAP: GR561

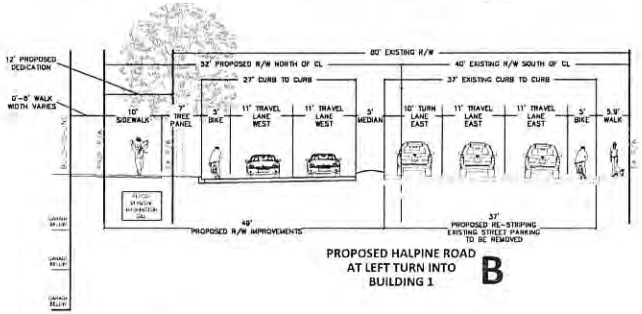
PROPOSED STREET SECTIONS

DRAWN BY: JDC
DESIGNED BY: JDC/JM
DATE ISSUED: 01/23/2018
PROJECT NO: VM1625M

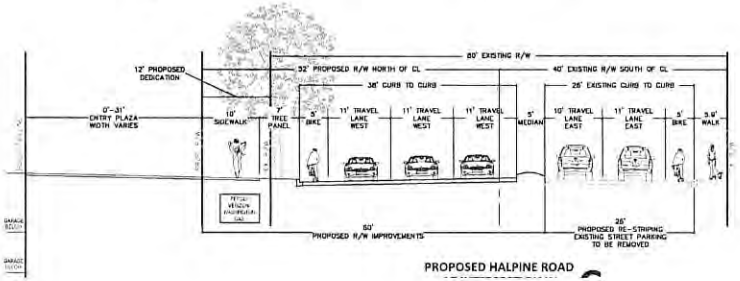
SHEET NO: PP-3A



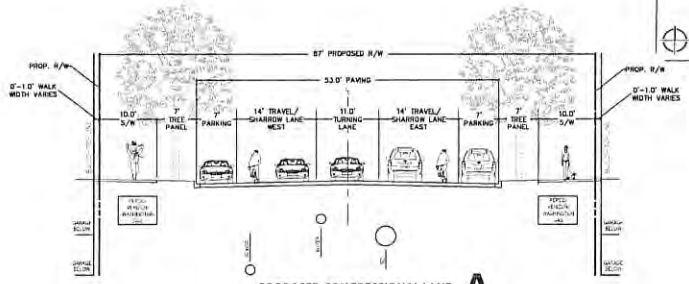
PROPOSED HALPINE ROAD **A**



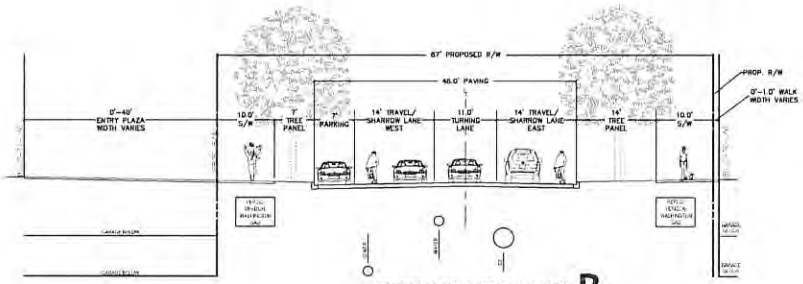
PROPOSED HALPINE ROAD AT LEFT TURN INTO BUILDING 1 **B**



PROPOSED HALPINE ROAD **C**



PROPOSED CONGRESSIONAL LANE **A**



PROPOSED CONGRESSIONAL LANE **B**

VICINITY MAP
SCALE: 1" = 2000'

NOTE:
ALL UTILITIES SHOWN ARE PRELIMINARY LOCATIONS AND CAN/WILL BE ADJUSTED DURING EACH SITE PLAN AND FINAL ENGINEERING PHASE

THOMPSON PLAN
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REVISIONS	DATE
DRC RESPONSE	5/21/18
355 R/W EDIT	10/25/18

PROFESSIONAL SEAL

TWINBROOK QUARTER

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 218NW08
&217NW06
TAX MAP: GR561

PROPOSED STREET SECTIONS

DRAWN BY: JDL
DESIGNED BY: RDC/JM
DATE ISSUED: 03/23/2018

PROJECT NO: VM1625M

SHEET NO: PP-3B

SURVEY NOTES:

1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. 0021 WITH A TAX ACCOUNT NUMBER OF 0703549 2, 0703722, 0703427, 0708573, 0708482, & 0708707.

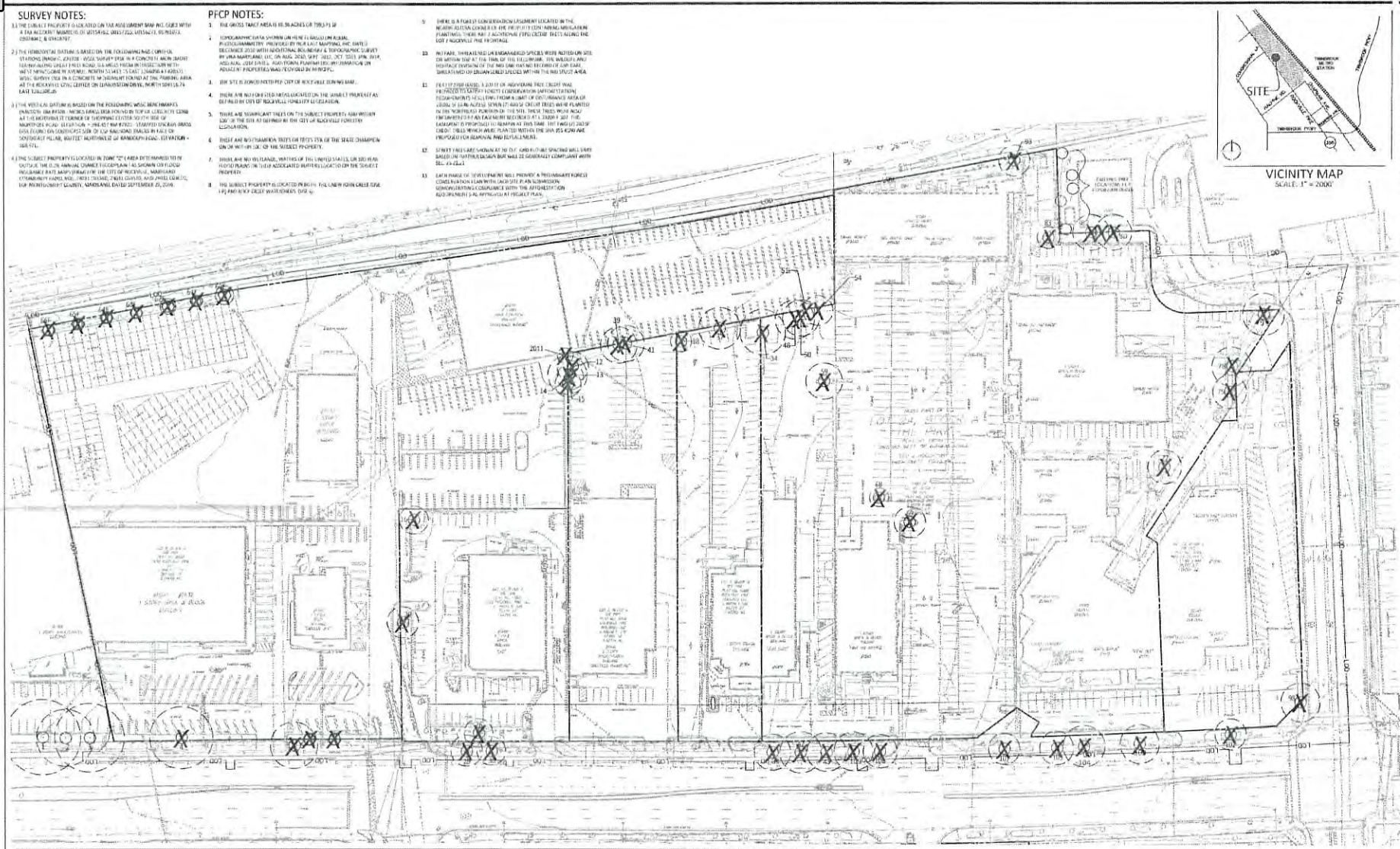
2.) THE HORIZONTAL DATUM IS BASED ON THE FOLLOWING WSSC CONTROL STATIONS (NAD 83 - WSSC SURVEY DISK IN A CONCRETE MON. (NOW TERMINATING GRAVEL FIELD ROAD, 50 ARCS FROM INTERSECTION WITH WEST NEWCOMBE AVENUE): NORTH 50,443.15 EAST 134,809.44 ABOVE WSSC SURVEY DISK IN A CONCRETE MONUMENT FOUND AT THE PARKING AREA AT THE ROCKVILLE CIVIC CENTER ON GLENMONTON DRIVE, NORTH 50,911.16 EAST 136,208.26

3.) THE VERTICAL DATUM IS BASED ON THE FOLLOWING WSSC BENCHMARKS (NAVD88 - 1988 DATUM - WSSC BRASS DISK FOUND IN TOP OF CONCRETE CURB AT THE NORTHWEST CORNER OF SHOPPING CENTER NORTH SIDE OF MONTGOMERY ROAD - ELEVATION = 396.457 IN WSSC STAMPED ENGRAVED BRASS DISK FOUND ON SOUTHEAST SIDE OF CSX RAILROAD TRACKS IN FACE OF SOUTHEAST PILLAR, WHITEY HUNTINGER AT RANDOLPH ROAD - ELEVATION = 388.971.

4.) THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAPS (FIRM) FOR THE CITY OF ROCKVILLE, MARYLAND (COMMUNITY CODE NOS. 24001 [NOW 240045], 240045, AND 24001 C0043G), FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 29, 2006.

PFCP NOTES:

1. THE GROSS TRACT AREA IS 18.36 ACRES OR 799,971 SF
2. TOPOGRAPHIC DATA SHOWN ON HERE IS BASED ON AERIAL PHOTOGRAMMETRY PROVIDED BY MCK LAND MAPPING, INC. DATED DECEMBER 2010 WITH ADDITIONAL BOUNDARY & TOPOGRAPHIC SURVEY BY VIKA MARYLAND, LLC ON AUG. 2010, SEPT. 2012, OCT. 2013, APR. 2014, AUG. AUG. 2014, AUG. 2015 FROM PLANIMETRIC INFORMATION ON ADJACENT PROPERTIES WAS PROVIDED BY MNCPPC.
3. THE SITE IS ZONED MXTD PER CITY OF ROCKVILLE ZONING MAP.
4. THERE ARE NO FIELD DELINEATED WETLANDS ON THE SUBJECT PROPERTY AS DEFINED BY CITY OF ROCKVILLE FORESTRY LEGISLATION.
5. THERE ARE SIGNIFICANT TREES ON THE SUBJECT PROPERTY AND WITHIN 100' OF THE SITE AS DEFINED BY THE CITY OF ROCKVILLE FORESTRY LEGISLATION.
6. THERE ARE NO CHAMPION TREES OR TREES FOR OF THE STATE CHAMPION ON OR WITHIN 100' OF THE SUBJECT PROPERTY.
7. THERE ARE NO WETLANDS, WATERS OF THE UNITED STATES, OR 100 YEAR FLOOD PLAIN ON THE SITE AND ASSOCIATED BUFFERS LOCATED ON THE SUBJECT PROPERTY.
8. THE SUBJECT PROPERTY IS LOCATED IN BOTH FOREST IN GREEN GREEN AND IN AND NOT CREEK WATERSHED. (USE 4)
9. THERE IS A FOREST CONSERVATION EASEMENT LOCATED IN THE NORTH EASTERN CORNER OF THE PROPERTY CONTAINING MITIGATION PLANTINGS. THERE ARE 2 ADDITIONAL FPEG CREDIT TREES ALONG THE EAST ROCKVILLE PIKE FRONTAGE.
10. NO RARE, THREATENED OR ENDANGERED SPECIES WERE NOTED ON SITE OR WITHIN 100' AT THE TIME OF THE FOLLOW-UP. THE WILDLIFE AND HERITAGE DIVISION OF THE MD DNR HAS NO RECORDS OF RARE, THREATENED OR ENDANGERED SPECIES WITHIN THE MD SPOT AREA
11. PER FFCP (2008), 3.20 FT OF ABOVEGRADE FREE CREDIT WAS PROVIDED TO COMPLY FOREST CONSERVATION (AFFORESTATION) REQUIREMENTS RESULTING FROM A LIMIT OF DISTURBANCE AREA OF 1.60AC (1.60 ACRES). SEVEN (7) 4.0CH CREDIT TREES WERE PLANTED IN THE NORTHEAST PORTION OF THE SITE. THESE TREES WERE ACCEPTED PER AN EASEMENT RECORDED AT L.24008 F.207. THE EASEMENT IS PROPOSED TO BE REMOVED AT THIS TIME. THE TWELVE (12) CREDIT TREES WHICH WERE PLANTED WITH THE SWA 255 IGW ARE PROPOSED FOR REMOVAL AND REPLACEMENT.
12. STREET TREES ARE SHOWN AT 30' O.C. AND PLANTING SPACING WILL VARY BASED ON SAFTUS DESIGN BUT WILL BE GENERALLY COMPLIANT WITH SEC. 25-2[illegible]
13. EACH PHASE OF DEVELOPMENT WILL PROVIDE A PRELIMINARY FOREST CONSERVATION PLAN WITH EACH SITE PLAN SUBMISSION DEMONSTRATING COMPLIANCE WITH THE AFFORESTATION REQUIREMENTS AS APPROVED AT PRELIMINARY PLAN.



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REVISIONS	DATE
ORL RESPONSE	5/31/18
355 R/W TO 7	10/25/18
FALPINE SECTION EDIT	2/1/19
REVISION	3/13/19
REVISION	4/11/19

PROFESSIONAL SEAL

4-12-2019

TWINBROOK QUARTER

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 216NW06
A217NW06
TAX MAP GR561

PRELIMINARY FOREST CONSERVATION PLAN SIGNIFICANT/ SPECIMEN TREE REMOVAL

DRAWN BY: BDC
DESIGNED BY: BDC/JM
DATE ISSUED: 12/20/2018
PROJECT NO. VM1625M

SHEET NO. PFCP-1

Attachment 1.A.a: Resolution No. 7A-19, Twinbrook Quarter (3224 : STP2020-00401 Twinbrook Quarter)

NATURAL RESOURCES INVENTORY TREES SUMMARY TABLE - ON SITE

	COMMON NAME	SCIENTIFIC NAME	DBH IN INCHES	CTLA %	Notes	% IMPACT	SAVE/ REMOVE	REQUIRED REPLACEMENT
A	Hackberry	Celtis occidentalis	35	54	Tree Island	100%	Remove	3
B	Black Locust	Robinia pseudoacacia	32	56	Landscape planting	100%	Remove	3
C	Sycamore	Platanus occidentalis	35	61	Growing over fence	100%	Remove	3
D	Sycamore	Platanus occidentalis	35	53	Poor branch conditions	100%	Remove	3
E	White Mulberry	Morus alba	18	59	Measured at base	100%	Remove	1
F	Japanese Zelkova	Zelkova serrata	33	69	Growing room	100%	Remove	3
G	Japanese Zelkova	Zelkova serrata	32	67	Under DHW	100%	Remove	3
H	Japanese Zelkova	Zelkova serrata	32	63	Landscape planting	100%	Remove	3
I	Sycamore	Platanus occidentalis	32	66	Landscape planting	100%	Remove	3
J	Black Locust	Robinia pseudoacacia	16	59	Near metal fence	100%	Remove	1
K	Southern Magnolia	Magnolia grandiflora	33	66	Near metal fence	100%	Remove	3
L	Black Locust	Robinia pseudoacacia	34	65	Growing fence	100%	Remove	3
M	Japanese Zelkova	Zelkova serrata	34	38	Entrance sign	100%	Remove	3
N	River Birch	Betula nigra	21	76	Measured at base	100%	Remove	2
O	River Birch	Betula nigra	20	69	Measured at base	100%	Remove	2
P	White Pine	Pinus strobus	32	66	Tree Island	100%	Remove	3
Q	Japanese Zelkova	Zelkova serrata	34	75	Parking Island	100%	Remove	3
R	Japanese Zelkova	Zelkova serrata	32	69	Landscape planting in island	100%	Remove	3
S	Japanese Zelkova	Zelkova serrata	32	72	Landscape planting in island	100%	Remove	3
T	Japanese Zelkova	Zelkova serrata	32	68	Tree island	100%	Remove	3
U	Red Maple	Acer rubrum	33	81	Landscape planting	100%	Remove	3
V	Red Maple	Acer rubrum	35	59	Landscape planting	100%	Remove	3
W	Red Maple	Acer rubrum	36	66	Landscape planting	100%	Remove	3
X	White Pine	Pinus strobus	34	47	Tree island	100%	Remove	3
Y	White Pine	Pinus strobus	34	27	Tree island	100%	Remove	3
Z	Japanese Zelkova	Zelkova serrata	33	72	Tree Island	100%	Remove	3
AA	Leland Cypress	X Cupressocyparis leylandii	32	65	Tree island	100%	Remove	3
							Total	32

NATURAL RESOURCES INVENTORY TREES SUMMARY TABLE - STREET TREES

	COMMON NAME	SCIENTIFIC NAME	DBH* IN INCHES	CTLA %	Notes	% IMPACT	SAVE/ REMOVE	REQUIRED REPLACEMENT
5	Hawthorne	Crataegus spp.	18	63	Street tree along Rockville Pike	100%	Remove	1
210	Japanese Zelkova	Zelkova serrata	32	80	Street tree along Rockville Pike	100%	Remove	3
30	Japanese Zelkova	Zelkova serrata	32	69	Street tree along Rockville Pike	100%	Remove	3
33	Willow Oak	Quercus phellos	24	44	Street tree along Rockville Pike	100%	Remove	3
42	Willow Oak	Quercus phellos	17	44	Street tree along Rockville Pike	100%	Remove	1
43	Willow Oak	Quercus phellos	15	56	Street tree along Rockville Pike	100%	Remove	1
60	Norwegian Maple	Acer platanoides	35	66	Street tree along Hoppine Rd	100%	Remove	3
123	Chinese Elm	Ulmus parvifolia	12	76	Street tree along Rockville Pike	100%	Remove	1
124	Willow Oak	Quercus phellos	34	60	Street tree along Rockville Pike	100%	Remove	3
125	Willow Oak	Quercus phellos	26	53	Street tree along Rockville Pike	100%	Remove	3
126	Willow Oak	Quercus phellos	33	50	Street tree along Rockville Pike	100%	Remove	3
127	Willow Oak	Quercus phellos	32	56	Street tree along Rockville Pike	100%	Remove	3
128	Willow Oak	Quercus phellos	33	55	Street tree along Rockville Pike	100%	Remove	3
129	Willow Oak	Quercus phellos	35	56	Street tree along Rockville Pike	100%	Remove	3
							Total	34

NATURAL RESOURCES INVENTORY TREES SUMMARY TABLE - OFF SITE

	COMMON NAME	SCIENTIFIC NAME	DBH IN INCHES	CTLA %	Notes	% IMPACT	SAVE/ REMOVE	REQUIRED REPLACEMENT
1	Willow Oak	Quercus phellos	30	44	Under DHW	0%	Save	
2	Red Oak	Quercus rubrum	32	38	Under DHW	0%	Save	
3	Red Oak	Quercus rubrum	27	52	Under DHW	0%	Save	
							Total Replacement Trees Required:	46

APPROVED CREDIT FROM FTPO#2010-00010

	COMMON NAME	SCIENTIFIC NAME	DBH IN INCHES	APPROVED CREDIT SF.	Notes	% IMPACT	SAVE/ REMOVE	REQUIRED REPLACEMENT
80	Cherry Tree Tree Lilac	Syringa reticulata 'Tree Lilac'	5	200	Street tree along Rockville Pike	100%	Remove	1
79	Cherry Tree Tree Lilac	Syringa reticulata 'Tree Lilac'	6	200	Street tree along Rockville Pike	100%	Remove	1
808	Japanese Zelkova	Zelkova serrata	5	400	NE corner within easement	100%	Remove	1
807	Japanese Zelkova	Zelkova serrata	5	400	NE corner within easement	100%	Remove	1
847	Japanese Zelkova	Zelkova serrata	6	400	NE corner within easement	100%	Remove	1
839	Japanese Zelkova	Zelkova serrata	4	400	NE corner within easement	100%	Remove	1
840	Japanese Zelkova	Zelkova serrata	5	400	NE corner within easement	100%	Remove	1
868	Japanese Zelkova	Zelkova serrata	5	400	NE corner within easement	100%	Remove	1
869	Japanese Zelkova	Zelkova serrata	5	400	NE corner within easement	100%	Remove	1
			Total:	3,200			Total	9 (2 Ornamental, 7 Shade)

RESOURCE DATA TABLE (INFORMATION AS SHOWN ON VICINITY MAP)	TOTAL AREA	IMPACTED AREA	NET IMPACTED	AFTER EXTENSION	ACTUALLY CLEARED
PRIORITY FOREST	N/A	N/A	N/A	N/A	N/A
NON PRIORITY FOREST	N/A	N/A	N/A	N/A	N/A
PRESERVED WETLAND	N/A	N/A	N/A	N/A	N/A
NON FORESTED WETLAND	N/A	N/A	N/A	N/A	
NON FORESTED FLOODPLAIN	N/A	N/A	N/A	N/A	N/A
FORESTED FLOODPLAIN	N/A	N/A	N/A	N/A	N/A
NON FORESTED STREAM VALLEY BUFFER	N/A	N/A	N/A	N/A	N/A
NON FORESTED SLOPE VALLEY	N/A	N/A	N/A	N/A	

CITY OF ROCKVILLE FOREST CONSERVATION WORKSHEET

Preliminary Forest Conservation Plan for Project Plan
15-Sep-18

NET TRACT AREA:

A. Total tract area		18.36
B. Deductions (land dedication not in combination on this plan, other deductions - specify)		0.46
C. Net Tract Area	=	17.90

LAND USE CATEGORY:

ZONING: R-60, R-200, R-90, R-75, R-150, R-60, R-90, R-75, R-150, RMD15, RMD25, RMD15, RMD25, HI, IH, RPT, RPC, MXT, MXC, MXCC, MXD, MXE, MXCD, MXTD, Plan

Place a "1" under the column corresponding to the correct zone of the site

Zone	R	R	R	I	R
(choose only one)					

D. Afforestation Threshold	15%	x C =	2.69
E. Conservation Threshold	15%	x C =	2.69

EXISTING FOREST COVER:

F. Existing forest cover (within net tract)	=	0.00
G. Area of forest above conservation threshold	=	0.00

BREAK EVEN POINT:

H. Breakeven Point (amount of forest retained so that no mitigation is required)	=	0.00
I. Clearing permitted without mitigation	=	0.00

PROPOSED FOREST CLEARING:

J. Total area of forest to be cleared	=	0.00
K. Total area of forest to be retained	=	0.00

PLANTING REQUIREMENTS:

L. Reforestation for clearing above conservation threshold	=	0.00
M. Reforestation for clearing below conservation threshold	=	0.00
N. Credit for retention above conservation threshold	=	0.00
P. Total reforestation required	=	0.00
Q. Total afforestation required	=	2.69
R. Total planting requirement	=	2.69
Provided afforestation:	40%	1.08

MINIMUM TREE COVER			
TRACT AREA SF	ZONING	MTC REQUIRED %	MTC SF REQUIRED
799,971	GRID	15*	89,996

*FTPO revision proposed for reducing MTC for Champion project designation to a minimum of 5%.

MINIMUM TREE COVER			
TRACT AREA SF	ZONING	MTC REQUIRED %	MTC SF REQUIRED
799,971	GRID	5*	39,999
TREE COVER PROVIDED SF	NUMBER OF TREES	SF CREDIT PER TREE	TOTAL SF CREDIT
EXISTING APFO	N/A	400	None
EXISTING LANDSCAPE SF	N/A	Exhibit "D"	None
APFO SHADE TREES	91	400	36400
LANDSCAPE/ORNAMENTAL	45	200	9000
		TOTAL SF	45,400

FTPO TREE CREDIT CHART- NEW PLANTINGS

QUANTITY	TREE TYPE	COMMON NAME	SIZE (AS SHADE, LG OR ORN, SM OR ORN)	ROOT BALL TYPE	SIZE- CALIPER	LANDSCAPING NO CREDIT	LANDSCAPING MTC CREDIT ONLY	SIZE TREE REPLACEMENT CREDIT (OFF-SITE)	SIZE TREE REPLACEMENT CREDIT (ON-SITE)	STREET TREE NO CREDIT	STREET TREE FC CREDIT ONLY	FC CREDIT	FC CREDIT (SIZE OR 400 SF x FC QUANTITY)	MTC CREDIT (SIZE OR 400 SF x MTC QUANTITY)
													N/A	N/A
	Street Trees (Not to exceed 25% of total requirement)													
49	Chinquapin oak		LG SHADE	B&B	2.5"	0	0	0	0	0	0	49	19600	19600
12	Swamp white oak		LG SHADE	B&B	2.5"	0	0	0	0	0	0	12	4800	4800
11	Regina maple (Cutting Edge)		LG SHADE	B&B	2.5"	0	0	0	0	0	0	11	4400	0
2	Regina Red Maple		LG SHADE	B&B	2.5"	0	0	0	0	0	0	2	800	0
	On-Site Trees													
22	Shade trees (Acceptable Species Planted Typical)	TBD	LG SHADE	B&B	2.5"	0	0	0	0	0	0	22	8800	8800
8	Shade trees (supplemental tree species credit)	TBD	LG SHADE	B&B	2.5"	0	0	0	0	0	0	8	3200	3200
45	On-Site Ornamental Trees	TBD	ORN	B&B	2.5"	0	0	0	0	0	0	45	9000	9000
	15% of O.-W. Afforestation													
32	Supplemental Reforestation		LG SHADE	B&B	2.5"	0	0	0	32	0	0	0	0	0
	Off Site													
8	Off-site Ornamental Trees (Regina Red Maple)	TBD	ORN	B&B	2.5"	0	0	0	0	8	0	0	0	0
				TOTALS		0	0	0	32	8	0	149	49,600	45,400
				REQUIRED/ALLOWED		N/A		32					49,600	49,600
				TOTAL PROVIDED*				70 (77%)						

*FTP PROJECT PLAN APPROVAL THE PROJECT IS ALLOWED UP TO 10% OF THE AFFORESTATION REQUIREMENT TO BE MET WITH TREES.

STREET TREE CREDIT	20,000 SF
NET FOR REQUIREMENT	29,600

PREVIOUS FTPO TREE CREDIT

	COMMON NAME	SCIENTIFIC NAME	FC CREDIT (SIZE OR 400 SF x FC QUANTITY)	MTC CREDIT (SIZE OR 400 SF x MTC QUANTITY)
6	Cherry Tree Tree Lilac	Syringa reticulata 'Tree Lilac'	200	200
7	Cherry Tree Tree Lilac	Syringa reticulata 'Tree Lilac'	200	200
80	Green Vase Japanese Zelkova	Zelkova serrata 'Green Vase'	400	400
81	Green Vase Japanese Zelkova	Zelkova serrata 'Green Vase'	400	400
82	Green Vase Japanese Zelkova	Zelkova serrata 'Green Vase'	400	400
83	Green Vase Japanese Zelkova	Zelkova serrata 'Green Vase'	400	400
84	Green Vase Japanese Zelkova	Zelkova serrata 'Green Vase'	400	400
85	Green Vase Japanese Zelkova	Zelkova serrata 'Green Vase'	400	400
86	Green Vase Japanese Zelkova	Zelkova serrata 'Green Vase'	400	400
		Subtotal:	3,200	
	Off-site Shade Trees			
9	Japanese Zelkova	Zelkova serrata	3200	3200

VICINITY MAP
SCALE: 1" = 2000'

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REVISIONS	DATE
DRC RESPONSE	5/21/18
355 R/W DEDT	10/25/18
PARKING SECTION EDIT	7/1/19
REVISION	7/11/19
REVISION	4/11/19

PROFESSIONAL SEAL

TWINBROOK QUARTER

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 216NW06
6217NW06
TAX MAP: GR561

PRELIMINARY FOREST CONSERVATION TABLES

DRAWN BY: RR
DESIGNED BY: JDO/JM
DATE ISSUED: 1/23/2018
PROJECT NO: VM1625M

SHEET NO. PFCP-3

Department of Housing and Community Affairs
MPDU Agreement
Project # 8-2017-00014
Unit # 3
Bedrooms 3
4-24-19
Date

RECEIVED
APR 12 2019
CITY OF ROCKVILLE
PARKS AND FACILITIES

LINOWES AND BLOCHER LLP
ATTORNEYS AT LAW

February 3, 2020

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VIA HAND DELIVERY
Mr. James Wasilak
Chief of Planning
City of Rockville
111 Maryland Avenue
Rockville, Maryland 20850

Re: Twinbrook Quarter – Phase I Site Plan Application for 1500 – 1616 Rockville Pike (the "Property"), City of Rockville (the "City")

Dear Mr. Wasilak:

On behalf of 1592 Rockville Pike LLC (the "Applicant"), and pursuant to Sections 25.07.07.21 and 25.07.05.3 of the City of Rockville Zoning Ordinance (the "Zoning Ordinance"), we submit this Site Plan Application (the "Application" or "Site Plan") for development of Phase I of the Property that was the subject of Project Plan No. PJT2018-00011 (the "Project Plan") approved by the City of Rockville Mayor and Council (the "Mayor and Council") on April 29, 2019. The Project Plan was approved for the redevelopment of the entire 18.36 acre Property with up to 1,865 multi-family dwelling units (including a minimum of 15% Moderately Priced Dwelling Units – "MPDUs"), up to 431,440 square feet of office development, up to 472,950 square feet of retail development, up to a 9,000 square-foot entertainment venue, and associated public use space, amenities, and infrastructure ("Twinbrook Quarter").

Along with the approved Project Plan, which has a thirty (30) year validity period, the City and the Applicant executed a Development Rights and Responsibilities Agreement ("DRRA" – executed and recorded in the Land Records of Montgomery County in Book 58279 at Page 121) relating to the development of Twinbrook Quarter and documenting the respective obligations and rights of the parties through buildout of the Project Plan. In addition to "vesting" the zoning for the Project and "freezing" the laws and regulations applicable to the Project Plan, the DRRA also provides certainty and predictability relating to the entire Project Plan that protects both the Applicant and the public. As such, Phase I, as with subsequent phases of development over the 30 year validity period established with the Project Plan approval and the DRRA, will need to be consistent with both the Project Plan and the DRRA.

This Application proposes to implement Phase I of Twinbrook Quarter, for an approximate 6.02 acre portion of the Property (the southern and western-most portions of the Property), located

between Rockville Pike and the Chapman Avenue Extension and south of Festival Street (the "Phase I Property" or "Phase I").[1] The Application includes sub-phases for the Phase I Property: (i) Phase IA consists of up to 92,000 square feet of grocery uses[2], up to 12,000 square feet of in-line restaurant uses, up to 17,000 square feet of in-line retail uses, and up to 460 multi-family dwelling units (including 15% Moderately Priced Dwelling Units)[3], a daycare center for up to 135 children, approximately 1,464 structured parking spaces, a maximum building height of 133 feet, open areas and public use spaces, and related amenities; and (ii) Phase IB includes up to 237,000 square feet of office uses and maximum building height of 175 feet (the "Project"). The remainder of the Property included in the approved Project Plan will be the subject of future site plan applications, as set forth in the DRRA.

PROPERTY AND PHASE I DESCRIPTIONS

The Property is zoned Mixed-Use Transit District ("MXTD") and is located within the boundaries of the 2016 Rockville Pike Neighborhood Plan (the "Rockville Pike Plan"). The Property is composed of six parcels and/or lots totaling approximately 18.36 acres and is bound by Rockville Pike to the west, the Metro tracks and CSX/MARC rail line to the east, Halpine Road to the south, and a restaurant and bank to the north. The specific parcels and lots that comprise the Property are identified in the chart included below:

Tax ID #	Property Address	Block	Lot	Parcel	Land Area (sf)	Plat #	Dedications
04-00154762	1500 Rockville Pike	A	2	N054	291,705	8037	None listed on plat
04-01781073	1580 Rockville Pike	A	17	N108	52,156	11607	None listed on plat
04-00157355	1582 Rockville Pike	A	5	N110	57,807	9008	None listed on plat
04-00156271	1584 Rockville Pike	A	7	N160	46,619	9266	None listed on plat
04-03074041	1592 Rockville Pike	A	P24	N210	293,979	19548	2,618 sf
04-03418707	1616 Rockville Pike	A	25	N275	56,449	22661	169 sf

[1] The Property comprising Phase I includes the existing commercial buildings addressed as 1588 – 1616 Rockville Pike.

[2] Approximately 12,000 square feet of lobby space is included in the below-grade portion of the garage on levels G1, G2 and G3, which will primarily be utilized for elevator access to the grocery store, retail and restaurant uses, and the adjacent streets. However, these lobbies will not be designed for tenant occupancy and have thus been excluded from the Project's gross floor area. Moreover, the Institute of Transportation Engineers (ITE) trip and parking generation variables indicate that for purposes of trip generation and parking generation calculations, the floor area of any parking garages within the building should not be included within the gross leasable area of the entire building.

[3] The multi-family residential uses comprise a total of 470,000 square feet of gross floor area.

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Phase I is 6.02 gross acres in size and is bounded by Rockville Pike to the west, the Chapman Avenue Extension to the east, Halpine Road to the south, and 1586 Rockville Pike to the north. Phase I is also located 600 feet from the entrance to the Twinbrook Metro Station lying just southeast of the Property. The properties to the north, south, and west across Rockville Pike are similarly commercial in nature and use, with single-story retail uses and vast amounts of surface parking.

THE APPROVED PROJECT PLAN FOR TWINBROOK QUARTER

The approved Project Plan, when fully implemented, will transform the Property into a transit-oriented, mixed-use "destination location," consisting of eleven (11) mixed-use buildings ranging from 20 feet to 200 feet in height (one (1) of which is included in this Application). Upon full build-out, Twinbrook Quarter will include up to 1,865 multi-family residential units, 431,440 square feet of office uses, 472,950 square feet of retail uses (composed of retail, restaurant, and grocery uses), and up to a 9,000 square-foot entertainment venue. In connection with its approval of the Project Plan, the Mayor and Council designated Twinbrook Quarter as a Champion Project in accordance with the criteria identified in Section 25.03.02 of the Zoning Ordinance. The Project Plan was approved as a Champion Project on the bases that Twinbrook Quarter: (1) is located in the South Pike and contains at least five (5) contiguous acres of private property; and (2) significantly advances the following goals (a) provides more than the required public use space, (b) provides more than the required vehicular, bicycle and/or pedestrian safety measures and/or provides pedestrian and bicycle access over or under the CSX/Metro tracks, and (c) provides a significant increase in the amount of employment.

The Project Plan includes construction of the landscaped and pedestrian-friendly Chapman Avenue Extension, running north-south, parallel to Rockville Pike from Halpine Road at the southern end of the Property to the northern edge of the Property. Twinbrook Quarter will further knit together the street and pedestrian network in the area through construction of the east-west Festival Street, connecting Rockville Pike and the Chapman Avenue Extension, as well as the Congressional Lane Extension, similarly connecting Rockville Pike and Chapman Avenue. The pedestrian experience will be further enhanced by a wide pedestrian promenade along the Project's Rockville Pike frontage (including a 10-foot wide bikeway).

Within Twinbrook Quarter, the streets will include convenient parallel parking and safe pedestrian crosswalks, and will be designed as neighborhood streets – to calm traffic and create a sense of "place". Areas within the Property are designed with convenience in mind – from the convenient park drop-off south of Building 11 in the Project Plan, to designated valet areas, and easy access to structured parking garages. Pedestrian vistas have been considered throughout – with a focus on residential lobby entrances and retail shops. Great care has been taken to limit truck traffic on the primary streets (the Chapman Avenue Extension, Festival Street, and the Congressional Lane Extension). Instead, pedestrians will experience semi-private courtyards,

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pocket parks, and promenades without the noise of truck traffic. Street Sections were approved as part of the Project Plan and this Application will implement consistent public improvements for a portion of Chapman Avenue, Festival Street, Halpine Road, and Rockville Pike.

The Project Plan includes more than the required public use space in the MXTD Zone (15%), with approximately 18% of net lot area provided as public use space/open area. In addition, approximately 83,303 square feet of public use space/open area will be provided within dedicated rights-of-way. Per the definition of "public use space" in Section 25.03.02 of the Zoning Ordinance, public use space may consist of open areas recommended in an adopted master plan, including enhanced public walkways and off-site public improvements. The Rockville Pike Plan (p. 4-39) provides that "[t]he 'complete street' multi-way boulevard itself will provide public open space in the Plan Area by providing broad continuous sidewalks, bikeways that connect to the City's trail system, and trees and landscaping along the medians." For this reason, the Project Plan reflects that approximately 195,303 square feet of total public use space will be provided (a combination of on-site and off-site public improvements), which amounts to approximately 31.5% on the basis of net lot area.

Under the provisions of Section 25.16.03 of the Zoning Ordinance, 6,546 parking spaces would be required for the Project Plan (once the applicable credit for proximity to Metro, per Section 25.16.03(h)(3), and the shared parking space analysis, per Section 25.16.03(h)(6) is applied). However, as part of the Project Plan, the Mayor and Council approved a parking reduction pursuant to Section 25.16.03(h)(1) of the Zoning Ordinance to permit 43% fewer parking spaces than would otherwise be required for the Project Plan. As a result, the Project Plan reflects the construction of 3,732 total parking spaces, with the vast majority of the parking spaces provided either underground or in fully-screened above-ground structures.

The Project Plan also included approval of a waiver from Section 25.13.05(c)(6) of the Zoning Ordinance so that Twinbrook Quarter can include retail commercial uses by a single tenant occupying more than sixty-five thousand (65,000) square feet of floor area at the ground level of Building "1". As explained in greater detail below, Building "1" will be constructed as part of Phase I and include an anchor grocery store for Twinbrook Quarter that exceeds 65,000 square feet on the ground level.

SITE PLAN DESCRIPTION

The Application proposes to develop Phase I with the mixed-use building labeled as Building 1 on the approved Project Plan. Building 1 includes a podium containing a ground-floor grocery store and several in-line retail and restaurant bays, with two (2) separate towers above the base building (one with multi-family residential dwellings and one with office space). The multi-family residential tower is proposed to total up to 460 dwelling units with a building height of approximately 133 feet (as measured to the top of the last floor structure's slab) and the office

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tower is proposed to include approximately 237,000 square feet with a building height of up to 175 feet, as shown on the site plan submitted with the Application. As part of Phase IA, the anchor grocery store will be constructed with approximately 92,000 square feet, which along with the in-line retail and restaurant uses, will activate the Rockville Pike, Halpine Road, Chapman Avenue, and Festival Street frontages. In addition to the ground-floor grocery store, the Application includes approximately 12,000 square feet of in-line restaurant uses and approximately 17,000 square feet of in-line retail uses. Phase IA also includes an option, to be determined as part of the Site Plan review process, to allow for a daycare use that accommodates up to 135 children. If the daycare center is provided as part of Phase IA, there will be approximately ten (10) fewer multi-family residential dwelling units provided (i.e., approximately 450 multi-family dwelling units). As part of subsequent Phase IB, the office tower is proposed to be located adjacent to the prominent intersection of Rockville Pike and Halpine Road such that it will serve as a gateway to Twinbrook Quarter. Building 1 and the uses identified above will be serviced by a five-level parking garage (with three levels belowground and two levels aboveground sufficiently screened by the podium building) containing approximately 1,464 parking spaces.[4] The structured parking garage will be constructed as part of Phase IA.

Phase I also includes dedication and construction of all public streets proposed by the Project Plan (Festival Street and the Chapman Avenue Extension), with the exception of Chapman Avenue Extension located north of Festival Street, and Congressional Lane Extension, both of which will be dedicated and constructed in future phases. Phase I of the Project also includes dedication and construction of a portion of the landscaped and pedestrian-friendly Chapman Avenue Extension, running north-south, parallel to Rockville Pike from Halpine Road to the north of its intersection with Festival Street. Phase I also includes construction of Festival Street (with a public access easement), providing east-west connection of Rockville Pike and Chapman Avenue Extension. The pedestrian and bicycle experience will be further enhanced by a 20-foot wide pedestrian promenade and 10-foot wide bicycle facility along the Project's Rockville Pike frontage. The Application includes approximately 34,150 square feet of public use space, which equates to 32% of the Phase I net lot area. This public use space includes approximately 18,000 square feet of open areas on-site and approximately 16,150 square feet of off-site public improvements within the dedicated right-of-way for Rockville Pike, Chapman Avenue Extended

[4] As noted above, the Mayor and Council granted a 43% parking reduction as part of the Project Plan approval. As reflected on the Site Plan, the minimum parking required for the Application is 1,273 parking spaces. Therefore, the Applicant is proposing 191 parking spaces above the minimum required as part of the Site Plan for Phase I. Any excess parking spaces will be used to offset future leasing flexibility for the ground level restaurant and retail uses as well as potentially offset parking needs for future phases of Twinbrook Quarter.

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and Halpine Road, which also constitute public use space in accordance with Section 25.03.02 of the Zoning Ordinance and Rockville Pike Plan.

Architectural Concept

Building 1 of Twinbrook Quarter has been purposefully designed to be a feature building and gateway into Twinbrook Quarter, the Twinbrook Metro Station and Rockville Pike. As a gateway and literal cornerstone of the Project, Building 1 will set a high standard for Twinbrook Quarter as well as future developments along the Rockville Pike corridor.

This building has been designed, programmed and planned with the intention of taking full advantage of its prime location within the City of Rockville and proximity to the Twinbrook Metro Station. Visitors, residents, employees, and office workers will have the option to take transit to Twinbrook Metro Station and walk a short distance to the Project, or drive and park either on the street or within the building's structured parking garage, while bicycle riders will have access to the site via multiple dedicated and shared pathways.

The pedestrian level environment will be an active mixed-use environment including outdoor patios, large landscaped areas, generous sidewalks (exceeding the minimum requirement of 17' on all four sides of the building) as well as convenient crosswalk locations allowing for safe and secure pedestrian access in and out of the Phase I Property. The ground level consists of a dynamic mix of retail, restaurant, and grocery uses, which provide visitors with a variety of options for dining and shopping. Outdoor seating will allow residents, workers, shoppers, and visitors to sit and enjoy the friendly urban setting. Short term bike racks will be located in several strategic areas on all four sides of the building while long term bicycle parking spaces will be provided within the building in a variety of locations close to building entrances.

The three levels of the building located below grade (G1, G2, and G3) will be dedicated primarily to parking as well as back of house storage and mechanical services. Two retail lobby access points are provided on both the north and the south side of the building to allow shoppers convenient access to the ground level via elevators. Also located on the G1 and G2 level is a grocery lobby, which will provide shoppers with direct access into the ground level grocery store. Long-term, indoor bicycle parking has been provided adjacent to these lobbies.

Residents of the building will have the ability to access the residential tower from any one of three unique ground level lobbies. The primary residential lobby will be located along Festival Street (centered directly across from the pedestrian promenade and the central park to be featured in Phase II of Twinbrook Quarter). This lobby will contain a larger elevator for residents to use for moving into and out of the building, as well as to have a direct connection down into the G1 level and the private residential long term bicycle storage room, and up to all of the upper level residential floors. A slightly smaller residential lobby along Chapman Avenue Extended is

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located closer to Twinbrook Metro Station, designed specifically for the convenience of residents that choose to utilize transit. This lobby also contains a larger loading elevator allowing the ability for moving into and out of the building. The third residential lobby is located along Rockville Pike and is specifically designed to provide easy access to and from the ground level grocery store such that residents will have the convenient ability to go down to the ground level and access the grocery store from within the building through a secure, private lobby.

The multi-family residential building has features and amenities that accommodate a wide and diverse range of occupants. The exterior of the second and third floors of Building 1 act as a liner, shielding the structured parking from view. Liner residential units on these levels provide residents with the ability to potentially have "same level access" between their parking spot and their residential unit. Also located on the second floor of this liner will be the residential leasing offices and a residential amenity area intended for fitness. This fitness use will be centered to take full advantage of the view of the central park across Festival Street to the north. This strategic location in the building has been carefully chosen to provide residents with the utmost privacy, as well as to provide sound buffering protection, as it will not be located above any residential units.

The fourth (4th) floor of the residential building will house not only residential units, but also the primary residential amenities area. This amenity area is intended to be gracious and luxurious. There will be immediate access from this amenity area out onto the fourth (4th) floor (podium roof) terrace, which incorporates an expansive area with a variety of programs and activities ranging from a swimming pool to grilling areas, a grass lawn, and walking paths. As an additional option to be decided during the Site Plan process, there is the potential to include a child daycare center on this fourth (4th) floor. Should the daycare option be realized, then the number of multi-family units on this level would decrease by approximately ten (10) units. The daycare option would occupy the southeast corner of the building and contain its own private lobby on the ground level, with secure and private access to this fourth floor space. As a part of this daycare option there would be an outdoor component on the podium roof terrace with a play area located immediately adjacent to this southeast building area.

Upper level floors five (5) through eleven (11) contain additional residential units. All residential units in the building vary between studios, 1-bedroom, 2-bedroom, and 3-bedroom units. Several floor plans also contain additional den space. All residential units have been designed to be spacious and modern with large windows, ample living space, in unit washer/dryers, and modern style kitchens and bathrooms.

The penthouse on the twelfth (12th) floor provides an additional rooftop residential amenity area consisting of an indoor clubroom as well as an outdoor terrace. This terrace is situated to take full advantage of the sun with views of the future central park to the north as well as the fourth

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(4th) floor podium roof terrace below to the south. Outdoor living room-type spaces and a quiet environment will provide a perfect respite for resident events and gatherings.

As part of Phase 1B, the Site Plan incorporates an office tower that is ten (10) stories with a penthouse located at the corner of Rockville Pike and Halpine Road, with street activating retail space located on the ground floor. The building façade will be clad in a combination of glass, stone and architectural precast concrete to evoke an elegant and timeless appearance. The verticality of the building façade is expressed through the stone and architectural precast panels, which will create a presence at this prominent urban corner of the City. This corner presence will also be further accentuated by the enclosed amenity space at the ground level that encourages pedestrian and retail activities. The office tower is connected to the landscaped terrace, a tenant amenity located on the podium roof. Tenants will also have access to a penthouse lounge area and a landscaped terrace located on the building roof.

Landscape Concept

The landscape design of the public spaces embraces the overall vision of Twinbrook Quarter, which is to create a transit-oriented, mixed-use "destination location" that promotes connectivity and diversity of the neighborhood. The goal of the Phase I landscape design is to create an active, pedestrian-friendly public realm and establish a foundation for future phases of development. The landscape design establishes a distinct character for each street frontage while maintaining the cohesive experience of Twinbrook Quarter's public realm. Each street contributes to the public realm as follows:

Rockville Pike is the primary street frontage of the Project. The design creates a wide pedestrian promenade including a 10'-wide bikeway that connects the Phase I development to the northern and southern blocks. Clear views are maintained to the grocery anchor. Bike racks are located close to the intersection and major entrances for convenience.

Halpine Road is the primary pedestrian connection between the neighborhood and the Metro Station. The landscape design maximizes the sidewalk width to accommodate pedestrian flow. Planters are placed along the building facade to soften the edge and to enhance the pedestrian experience.

The Chapman Avenue Extension is a neighborhood street with in-line stores, building lobbies, and restaurants at a residential scale. The design follows the city's requirements with a 7-foot wide planting zone and a minimum 10-foot wide concrete sidewalk.

Festival Street is the major east-west connector inside Twinbrook Quarter and includes frontage on a future park to the north. The continuity of trees and paving material on both sides of the

street creates a connection between the ground-floor restaurants, residential lobby, and the future park. The street is activated by outdoor seating and dining areas.

In addition to the landscape design of these streetscape areas, rooftop amenities will be provided for future residents of the Project.

Alternative Streetscape Materials and Canopy Projections

The Applicant is proposing to use alternative street lights to the City's standard street light throughout Twinbrook Quarter. The intention is to incorporate a unique street light that helps to brand Twinbrook Quarter's public realm. Pursuant to Section 5.e of the City's Landscaping, Screening, and Lighting Manual, the Applicant is requesting approval for this alternative street light from the Chief of Planning.

In addition to the proposed alternative street lights, the Project incorporates non-standard pavers along a portion of the pedestrian pathway on Chapman Avenue Extended that deviates from the typical scored concrete included in the City's Business District Road Class II standard detail. The non-standard pavers will run from Festival Street (a private street) into a portion of Chapman Avenue Extended, and are intended to frame and activate the future central park to the north of the Phase I Property. The Applicant is seeking approval from the Director of DPW for use of these pavers as part of the Project.

Last, the Site Plan also includes canopies that are proposed to project into City rights-of-way, with a minimum vertical clearance of sixteen feet (16') from grade. The canopies will be removable and satisfy the International Building Code (IBC) requirements for projections into a public right-of-way. The canopies are intended to enhance and activate the pedestrian experience along the retail frontages of the Phase I Property. The Applicant will be submitting a request to the City to enter into a license agreement, with maintenance and liability, for the proposed canopies that project into Halpine Road and Chapman Avenue Extended. With respect to any canopies that project into the Rockville Pike right-of-way, the Applicant will obtain written permission from SHA.

REQUIREMENTS FOR SITE PLAN APPROVAL

Pursuant to Section 25.07.01(a)(3)(b) of the Zoning Ordinance, a site plan that implements all or a portion of an approved project plan is deemed to meet the findings for approval so long as the site plan complies with the conditions and requirements of the approved project plan and where the application will not:

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

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(ii) Constitute a violation of any provision of this Chapter or other applicable law; or

(iii) Be incompatible with the surrounding uses or properties.

The Application satisfies all of the requirements for approval of a site plan, as follows:

I. <u>The Site Plan complies with the conditions and requirements of the approved Project Plan.</u>

The Site Plan implements Phase I of the Project Plan, and is consistent with the approved Project Plan, taking the design of the first phase of the Project to the next level of detail. The Project Plan conditions of approval are listed in italics below, and the manner in which this Application satisfies these conditions follows.

1. *For purposes of this Resolution, the approved Project Plan means this Resolution and all Exhibits to this Resolution listed below and attached hereto, including notations, references, descriptions and writings on the Exhibits:*

   - *Exhibit A – Project Plan Cover and Concept Site Development Plan, dated October 25, 2019*
   - *Exhibit B – Conceptual Phasing Plan, dated October 25, 2018*
   - *Exhibit C – Public Use/Open Area Plan, dated October 25, 2018*
   - *Exhibit D – Proposed Street Sections, dated October 25, 2018*
   - *Exhibit E – Preliminary Forest Conservation Plan dated April 24, 2019*

The Application materials submitted are consistent with each of the exhibits referenced above that are incorporated into the Project Plan.

2. *The proposed development must be designed in a manner generally consistent with the concept design and associated exhibits of the Project Plan Concept. This includes the proposed maximum density table provided on the Project Plan Concept cover page. These numbers are maximums and in no way absolve the Applicant from demonstrating that the specific terms of all applicable City Ordinances can be met during each site plan submission, except as otherwise outlined within the approval resolution.*

The Application is consistent with the concept design and associated exhibits of the Project Plan. Further, the Site Plan proposes densities that are within the limits established by the maximum density table provided on the Project Plan cover page (PP-1).

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3. *The proposed development must be generally consistent with the Conceptual Phasing Plan, with the understanding that Phase 1 and Phase 2 which may themselves contain multiple phases, are specifically defined at this time and the sequence of future phases may change.*

Phase I that is the subject of this Application is consistently identified on the Conceptual Phasing Plan as the first phase of the Project Plan.

4. *That additional information from the Applicant be provided so that a final determination relative to historic review may be made in accordance with Sec. 25.07.02.a.4(c) at the site plan phase.*

The Applicant met with City staff on September 27, 2019 and confirmed that no significant historic resources are located on the Property. The approved Natural Resources Inventory (NRI) is consistent with this finding.

5. *The Applicant must comply with the Preliminary Forest Conservation Plan (PFCP) approval letter dated April 24, 2019.*

a. The site is required to show afforestation mitigation of 15% of the Property for the entire site, less area already subject to the FTPO, per FTP2010-00001.

i. A request for fee-in-lieu, accompanied by a letter of justification was approved by the City Forester, per Section 10.5-24.(a)(1)iv. The site is required to plant 40% of afforestation square footage per city standards. The Applicant may pay up to 60% of the requirement as fee-in-lieu payment.

The monetary contribution to be paid for each installment will be determined at the time of each site plan. Each respective installment payment will be based on the proportional amount of square footage of land area being developed with each site plan, regardless of the amount of forestry planting to be installed with the specific phase. The amount of each respective installment payment will be calculated in accordance with the rates in effect in the Forest Conservation Manual at the time the site plan is approved. At each site plan, the requisite payment must be paid prior to the issuance of any forestry permit. At the time of the final phase, if the site plan requires less fee-in-lieu than the maximum determined by the PFCP, the payment for the final phase will be adjusted.

The fee-in-lieu proportion to be paid with this Application will be based on the Phase I Property area of approximately 6.02 acres (262,185 square feet), which is approximately 33% of the total tract area of Twinbrook Quarter. Therefore, 33% of the total fee-in-lieu payment for the Phase I

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Final Forest Conservation Plan is estimated to be $115,720 based on the current fee-in-lieu rate of $5.00 per square foot.

b. The project is required to provide mitigation to compensate for all significant tree removals on the entire site. The replacement requirement is thirty-two (32) trees.

i. Any replacement trees shown within proposed stormwater management planters are subject to the approval by the City Forester or designee and DPW.

ii. Significant Replacement tree planting may include planting within private courtyards open at least on one side, on building podiums open at least on one side (i.e.: above grade courtyards) and on ground level locations over below-grade garages or stormwater structures; all with adequate soil volume as approved by the city.

The Phase I FFCP proposes to plant 11 of the 32 required SRTs within the Maryland Route 355 right-of-way.

6. *The Applicant must replace credit shown on FTP2010-0001 with onsite plantings, not with fee-in-lieu.*

At this time, none of the credit replacement trees are proposed to be planted on the Phase I FFCP.

7. *Beginning with the first site plan submission, the Applicant must submit a Final Forest Conservation Plan (FFCP) which meets the minimum requirements approved with the PFCP plan for the proposed limits of the site plan. Plantings for each site plan will occur during the relevant construction phase or within the next growing season. The fee-in-lieu for afforestation may be paid in installments during the build out of the project. The monetary contribution to be paid for each installment will be determined at the time of each site plan. Each respective installment payment will be based on the proportional amount of square footage of land area being developed with each site plan, regardless of the amount of forestry planting to be installed with the specific phase. The amount of each respective installment payment will be calculated in accordance with the rates in effect in the Forest Conservation Manual at the time the site plan is approved. At each site plan, the respective payment due must be paid prior to the issuance of any forestry permit. At the final phase, if the applicant provides a site plan that requires less fee-in-lieu than the maximum determined at PFCP, the payment for the final phase will receive the adjustment.*

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The Phase I FFCP proposes to plant 21,600 square feet of the overall required Forest Conservation plantings totaling 47,000 square feet of credit.

8. *The Applicant must obtain a Maryland Department of Natural Resources Roadside Tree Permit for the removal of trees within the MD 355 right-of-way and provide that permit and all associated correspondence with MD DNR to the City.*

The Applicant will comply with this condition.

9. *At the time of each site plan submission, the Applicant must submit a landscape plan for that subject property consistent with all City ordinances and the Project Plan Resolution.*

The Application includes a landscape plan for Phase I that is consistent with all City Ordinances and the Project Plan approval. The Applicant is seeking approval for several non-standard features, including a unique street light that will help to brand Twinbrook Quarter and special pavers along a portion of the Chapman Avenue Extended right-of-way that lead to the future central park developed as part of Phase II of the Project Plan.

10. *The Applicant must construct the extension of Chapman Avenue, Halpine Road, Congressional Lane, private Festival Street, private alley and Rockville Pike and construct all public improvements within the Property per City standards and specifications, except as otherwise approved or waived. Minor deviations from the approved cross-sections require approval from the Director of Public Works at the site plan phase. The right-of-way for all public roads within the Property must be dedicated to public use and be reflected on a Final Record Plat to be reviewed by staff and approved by the Planning Commission and other approving agencies having an interest in the right-of-way dedication.*

This Site Plan reflects the first phase of construction, including Halpine Road, private Festival Street and a portion of Chapman Avenue. The remaining street construction will be included in future site plan submissions, to reflect their scope of work.

11. *Street cross-sections:*

a. *<u>Chapman Avenue</u>*

i. The street cross-section and right-of-way dedication for Chapman Avenue Extended must comply with the following: a 76-foot wide right-of-way, and a two-lane roadway consisting of a 10-foot sidewalk, a 7-foot landscaped buffer, 7-foot parallel parking and no more than 14-foot shared travel lane that includes a "sharrow".

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The Site Plan reflects a cross section for Chapman Avenue Extended that is consistent with this condition.

b. Halpine Road

i. The proposed street cross-section for Halpine Road must comply with the City's Business District Class I roadway standard and the adopted Bikeway Master Plan recommendations.

ii. The Applicant must dedicate 12 feet of right-of-way along the entire Halpine Road property frontage between Chapman Avenue and Rockville Pike, and reconstruct and improve Halpine Road from the south Property line to the southern edge of the existing Halpine Road pavement.

The Site Plan demonstrates that Halpine Road will be constructed in a manner consistent with the City's Business District I roadway standard and the adopted Bikeway Master Plan. 12 feet of right-of-way is being dedicated from the Property in accordance with this condition.

c. Congressional Lane

i. The street cross-section for Congressional Lane must comply with the City's Business District Class II roadway standard.

ii. The Applicant must dedicate 87 feet of right-of-way and construct Congressional Lane extended from Chapman Avenue extended to Rockville Pike.

iii. iii. The proposed 11-foot center turn lane will be further evaluated at the applicable site plan phase and a determination made whether a turn lane or median is installed.

The Site Plan for the Phase I Property does not include Congressional Lane, which will be addressed through a site plan application for a subsequent phase.

d. Festival Street (Private Road)

i. The street cross-section for private Festival Street must comply with the City's Business District Class II roadway standard (modified by eliminating parking on one side and adding a center turn-lane/median) and be a consistent easement width from Chapman Avenue extended to Rockville Pike.

ii. The Applicant must dedicate a consistently wide public access easement that is 80-feet wide and construct Festival Street from Chapman Avenue extended to Rockville Pike.

iii. The proposed 11-foot center turn lane will be further evaluated at the applicable site plan phase and a determination made whether a turn lane or median is installed.

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The Application reflects that Festival Street will be constructed in accordance with this condition.

e. Private Alley

i. The cross-section for the private alley must comply with the City's Alley roadway standard.

ii. The Applicant must dedicate a 24-foot wide public access easement and construct the private alley from Chapman Avenue extended to Rockville Pike.

The Private Alley is not included as part of this Site Plan, but will be constructed in accordance with this condition during a subsequent phase.

f. Rockville Pike

i. The Applicant must dedicate to public use any property along the Property frontage that lies within 103 feet from the existing roadway center, of which approximately 42 feet is located beyond the existing SHA right-of way. The dedicated area provides for the planned Bus Rapid Transitway (BRT) and a buffered dual 10-foot wide bikeway and 20-foot wide landscaped buffered sidewalk as required and specified by both the approved and adopted Rockville Pike Neighborhood Plan and Bikeway Master Plan.

ii. The Applicant must construct the buffered dual bikeway and buffered 10-foot wide sidewalk prior to buildout of each site plan encompassing that portion of Rockville Pike.

iii. For the proposed access points along Rockville Pike, the applicant must fully meet and satisfy SHA's requirements and must construct all required and needed improvements per SHA standards.

The Site Plan reflects improvements to the Phase I portion of the Rockville Pike frontage that is consistent with this condition.

12. Mayor and Council approval of the Project Plan Application does not constitute approval of the Grade Establishment for all proposed roads, including private Festival Street. The Grade Establishment for the proposed roads must be submitted for review with the first phase site plan submission and must be approved prior to the first phase site plan approval.

The Site Plan includes a request for grade establishment approval for all proposed roads in accordance with this condition.

13. With the submission of the site plan for the applicable phase, the Applicant must demonstrate that access to the existing Rockville Pike service drive easement and

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parking lot on the adjacent property to the north will be provided subject to the terms of the existing service drive easement.

The Site Plan is consistent with this condition.

14. *Applicant must obtain all necessary approvals and/or permits for all driveway access points and utility connections proposed on the Project Plan from all agencies with jurisdiction including MDSHA and the City of Rockville.*

The Applicant will comply with this condition.

15. *Applicant must install all necessary public improvements, including but not limited to street trees, streetlights, street light conduit, and traffic signals in accordance will 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.*

The Applicant will comply with this condition. As described in greater detail above, the Applicant is seeking to use alternative street lights to the City's standard throughout Twinbrook Quarter. The intention is to incorporate a unique street light that helps brand the Twinbrook Quarter public realm. Pursuant to Section 5.e of the City's Landscaping, Screening, and Lighting Manual, the Applicant is requesting approval for this alternative street light from the Chief of Planning. In addition to the foregoing, the Application proposes non-standard pavers along a portion of the pedestrian pathway on Chapman Avenue that deviates from the typical scored concrete standard. These non-standard pavers will run from Festival Street (a private street) into a portion of Chapman Avenue, and are intended to frame and activate the future central park to the north of the Phase I Property. The Applicant is seeking approval from the Director of DPW for use of these pavers as part of the Site Plan.

16. *Comply with the conditions of DPW's Pre-Application SWM Concept Approval Letter dated February 4, 2019.*

The Site Plan has been prepared to comply with the Pre-Application SWM Concept approval letter.

17. *Comply with the conditions of DPW's Water and Sewer Authorization Letter dated February 4, 2019.*

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The proposed Site Plan phase has been developed to follow the conditions outlined in the DPW WSA letter dated February 4, 2019.

> 18. *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.*

The Applicant is coordinating with WMATA to obtain written approval in accordance with this condition.

> 19. *Prior to the approval of the first phase's site plan, the Applicant must submit for approval of DPW a redesign plan to accommodate access from the WMATA Parking Garage to Chapman Avenue. Applicant must construct the improvements with the appropriate phase as approved by the Director of Public Works.*

The improvements within Phase I will include and maintain access to the WMATA parking garage from Chapman Avenue Extended.

> 20. *Prior to the submission of the first phase's site plan to the City, Applicant must clearly identify all existing easements and restrictions on the Property and clarify whether the easements will remain or be extinguished upon the complete build-out of the Project. The Mayor and Council must authorize the termination of any existing easement that is dedicated to the City of Rockville. If any existing easement is granted to an entity other than the City of Rockville, Applicant must submit plans for work within the easement to Grantee for review. Any proposed development activity within an existing easement will require the permission of the Grantee or the extinguishment of the easement. Written permission must be obtained prior to the submission of the site plan phase applicable to the easement.*

The Applicant has identified all easements proposed to be abandoned as part of the Application. Concurrent with this Site Plan, the Applicant has requested authorization from the Mayor and Council to abandon various easements located in Phase I.

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21. *Applicant must construct all necessary public infrastructure to support each phase's site plan, including the dedication of right-of-way. Prior to the submission of a site plan that proposes dead-end roadways, the Applicant must submit to the DPW for approval by the Director a plan demonstrating how roads will terminate when the full road is not constructed in a site plan.*

The Site Plan includes a loop from Halpine Road, through Chapman Avenue Extended to Festival Street, and finally to Rockville Pike. The Applicant will work with DPW for approval if any future phase includes a dead end.

22. *With each site plan, the Applicant must submit a phasing plan for pedestrian access, construction access, staging and parking for review and approval by the DPW. The phasing plan must demonstrate how the remaining surface parking lots and existing uses of the Property will integrate with the proposed development.*

Phasing of the Project will be shown with multiple plans to show pedestrian access and parking along with a preliminary sediment control plan to show staging and construction access for DPW review and approval.

23. *Prior to the signature approval of the submitted Project Plan, the Applicant shall prepare and submit a Trip Reduction Agreement, approved by City staff. The agreement shall establish the goal of reducing single occupant vehicles by 40% during the AM, PM, and Saturday Peak hours at the full build-out for the entire development. The total development on the subject site shall be limited to a mix of allowed uses and intensities that with the assumed/allowed 40% peak trip reduction, will generate (sum of all driveway counts) no more than 993 (828 new + 165 existing), 2,095 (1197 new + 635 existing + 84+179 pass-by), and 2,186 (1202 new + 756 existing + 83+145 pass-by) vehicle trips during the AM, PM, and Saturday peak hour, respectively, at the build-out or at any subsequent site plan submittals.*

A draft Trip Reduction Agreement is being submitted concurrently with this Application. The Application and associated densities for Phase I satisfy the trip cap established by this condition.

24. *The appropriate trip reduction strategy(s) from the list included in the executed Trip Reduction Agreement will be determined at each Site Plan approval. The Applicant shall submit recent driveway counts at site plan submission.*

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The trip reduction strategies are identified in the draft Trip Reduction Agreement as well as in Appendix J of the Twinbrook Quarter Comprehensive Transportation Review dated January 23, 2018. The Comprehensive Transportation Review was incorporated into the Project Plan.

25. *As part of the first site plan submission or earlier:*

a. *The Applicant shall submit full signal warrant studies for full build-out, including weekdays and Saturdays conducted in accordance with the City requirements using the same trip distribution applied in the August 2018 study, or using a modified distribution approved by the Director of Public Works, and per MD MUTCD procedures and standards for the following intersections:*

i. Chapman Avenue at Halpine Avenue

ii. Chapman Avenue at Thompson Avenue

iii. Chapman Avenue at Bouic Avenue

iv. Festival Street and MD 355

For any deemed warranted location, if approved by MDOT/SHA if MDOT/SHA approval is required, and prior to issuance of any occupancy permits, the Applicant shall submit design drawings for the warranted signal(s) and fully bond the entire cost for the installation of the new traffic signal with all necessary geometric and signage modifications per the City standards and specifications. The Applicant shall install the signal(s) prior to issuance of the occupancy permit of the site plan triggering the warrant.

The Applicant previously submitted a traffic signal warrant to DPW for the identified intersections. A copy of the traffic signal warrant is being included with this Application.

b. *The Applicant shall analyze the following intersections for full build-out conditions and for weekdays and Saturday to determine if any phasing pattern modifications are needed:*

i. Rockville Pike (MD 355) at Halpine Road

ii. Rockville Pike (MD 355) at Congressional Lane

If it is determined that signal modifications are warranted, prior to issuance of any occupancy permit, the Applicant shall prepare and submit revised signal plans along with any additional required improvements, and fully bond the entire cost of required traffic signal(s) phasing modifications with all necessary

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geometric and signage modifications per MDOT/SHA standards and specifications. The Applicant must complete the required modifications, if approved by MDOT/SHA if MDOT/SHA approval is required, prior to issuance of the occupancy permit of the site triggering the need to modify the signal phasing.

As part of the traffic signal warrant study submitted with this Application, the Applicant analyzed these intersections.

c. *The Applicant shall submit a detailed queue length analysis for all approach movements and for the projected AM, PM and Saturday peak hours vehicle trips as reported in the August 2018 study for the following intersections:*

i. *Halpine Road/Chapman Avenue*

ii. *MD 355/Halpine Road (turn queue)*

iii. *MD 355/Congressional Lane (turn queue)*

Prior to issuance of any occupancy permit and for any movement at the intersections listed above where the projected turn queue exceeds the available storage, if approved by MDOT/SHA if MDOT/SHA approval is required, the Applicant shall identify and submit for approval appropriate mitigation measure design plans, and construct and/or install the approved improvements when deemed needed by the City, or at the build-out, whichever occurs first.

In conjunction with the Application, the Applicant has included a detailed queue length analysis for the identified intersections.

26. *The appropriate road and street network, including bicycle and access accommodation shown on the approved Project Plan and as modified by DPW, including bicycle facilities per the 2017 Bikeway Master Plan, will be determined at each site plan approval. The Applicant shall design, construct, and have them open to traffic prior to issuance of the occupancy permit for any part of the development contained within the site plan.*

The Applicant will comply with this condition.

27. *The Applicant shall construct the 20-foot wide pedestrian walkway/tree lawn and 10- foot wide bike facility along the entire Property's frontage with Rockville Pike as shown on the approved plans, and per the City's requirements and standards.*

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Construction shall occur commensurate with the build-out of each site plan encompassing that portion of Rockville Pike.

The Site Plan includes construction of the 20-foot wide pedestrian walkway and 10-foot wide bike facility along the Phase I Rockville Pike frontage.

28. *With each subsequent site plan, the Applicant shall provide short-term and long-term bike racks/storage as required by the Zoning Ordinance.*

The Site Plan demonstrates compliance with this condition through the provision of 82 short-term bicycle storage spaces and 262 long-term bicycle storage spaces. Short term bicycle spaces have been located in various locations along the Project's streetscape. Long term bicycle spaces have been located indoors and in locations convenient to the specific use. For example, long term bicycle spaces required for residential use are located on level G1 in a secure room accessible to the residential lobby. Long term bicycle spaces for office use are on the second (2nd) floor level in a secure room accessible by the office lobby. Long term bicycle spaces for retail and restaurant uses are located on level G1 adjacent to all retail lobby access points.

29. *The Applicant shall pay the City's Transportation Improvement Fee as provided in the Comprehensive Transportation Review (CTR). The one-time fee is equal to $1.50 per square foot of net new gross floor area for commercial uses and $900 per unit of multi-unit residential development. The fee will be due before the building occupancy permit is issued and will be at the rate applicable at the time of payment.*

The Applicant will comply with this condition.

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

The Applicant will comply with this condition.

31. *All internal traffic control devices (i.e. signs, marking and devices placed on, over or adjacent to a roadway or walkway) to regulate, warn or guide pedestrians and/or vehicular traffic shall comply with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD). The signing and pavement marking plans shall be submitted to DPW and approved by the Chief of Traffic and*

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Transportation Division prior to each building permit. The approved plan shall be included in the signature set.

The Applicant will comply with this condition.

32 *In accordance with Section 25.07.07.18(a) of the Zoning Ordinance, a site plan application implementing a portion of Phase I of the Project Plan Application must be filed within twelve (12) months of the date of this resolution. The implementation period for all other portions of the Project Plan Application will remain valid for thirty (30) years from the date of this Resolution.*

The Applicant submitted this Application for Phase I within 12 months of the date of the Project Plan resolution.

II. The Site Plan will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

The Site Plan will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood. The Application will allow for redevelopment that enhances the public welfare through the delivery of substantial infrastructure improvements, public benefits and amenities that are consistent with existing adjacent development as well as the zoning and land use recommendations that will guide future redevelopment opportunities for the surrounding area.

The Site Plan is implementing the first phase of a Champion Project, designated as such by the Mayor and Council through the Project Plan approval. A Champion Project, by virtue of the additional requirements imposed through the Project Plan review process, is a benefit to the public. Twinbrook Quarter is a Champion Project on account that it significantly advances the following goals: (a) provides more than the required public use space, (b) provides more than the required vehicular, bicycle and/or pedestrian safety measures, and (c) provides a significant increase in the amount of employment. As such, by implementing the first phase of this Champion Project, the Application is a benefit to the public welfare and certainly not detrimental or injurious to property or improvements in the neighborhood.

The construction of the first portion of Chapman Avenue Extension running north-south through the Property parallel to Rockville Pike, as well as construction of the new east-west Festival Street through the Property, will create new vehicular and pedestrian linkages along Rockville Pike in a manner that establishes a true street grid to the benefit of the adjacent neighborhood. These infrastructure improvements are anticipated to divert traffic away from Rockville Pike towards the internal street grid which the Project helps to create. All of these public benefits will

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be further steps in improving the appearance, functionality, and value of this stretch of Rockville Pike and will directly benefit the public.

The Application will enhance the public welfare for City residents and employees working in the area of the Property through increased pedestrian connectivity between Rockville Pike and the Twinbrook Metro Station that will be provided by the Phase I improvements delivered through the Site Plan As noted above, the Site Plan will include construction of a wide pedestrian promenade along Rockville Pike, and sidewalks along the first phase of the Chapman Avenue Extension and one new east-west street (Festival Street) to create attractive, safe, and walkable linkages between Rockville Pike and the Twinbrook Metro Station. Additionally, the development of an anchor grocery store with a variety of residential, office, in-line restaurant and retail uses at the Property will deliver the critical mass and diversity of uses necessary to further the economic vitality of this transit-oriented location.

The Project will also increase open area and public use space through the creation of on-site open areas as well as off-site public improvements within the dedicated right-of-ways for Rockville Pike, Halpine Road and Chapman Avenue extended, along with rooftop courtyards on the residential and office towers proposed as part of Building 1, which will benefit the health and welfare of persons residing or working in the neighborhood of the Project. The proposed design includes a landscape buffer along Rockville Pike coupled with street trees and ground plantings along the Chapman Avenue Extension and Festival Street. These plantings will provide shading and will transform this corridor into a visual and pedestrian friendly amenity. The Project will also vastly improve the current functioning of the Phase I Property from an environmental perspective, by complying with the City's green building and forest conservation standards, enhancing the experience of area residents, workers, and visitors of the Project, as well as complying with the City's stormwater management requirements.

III. The Site Plan will not constitute a violation of any provision of this Chapter or other applicable law.

The Project satisfies the requirements of the Zoning Ordinance.

The Property is zoned MXTD, which permits all of the uses proposed for the Project. The DRRA for Twinbrook Quarter freezes the applicable provisions summarized below, which were generally established by the Project Plan approval. Thus, this Application's compliance with the requirements relates to the frozen provisions, as described in greater detail in the DRRA. Furthermore, as shown in the chart below, the Project satisfies the development standards for the MXTD Zone as detailed in Sections 25.13.05(b)(1) and 25.13.05(b)(2) of the Zoning Ordinance:

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Category	Permitted/Required	Approved by the Project Plan	Proposed for the Site Plan
Height	200 feet[5]	Minimum: 80 feet Maximum: 200 feet	Up to 175 feet
Open Area	15% when residential dwellings are provided	Greater than 15% across the entirety of the Project; final amount proposed in each phase to be established with each site plan	34,150 sq. ft. (32.29% of net lot area)[6]
Public Use Space	15% for Rockville Champion Projects	Greater than 15% across the entirety of the Project; final amount proposed in each phase to be established with each site plan	34,150 sq. ft. (32.29% of net lot area)[7]
Minimum Width at Front Lot Line	10 feet	Greater than 10 feet	10 feet
Setbacks			
Public right-of-way abutting	None	0 feet	0 feet
Side (when non-residential land abutting)	None; 10-foot minimum if provided	10 feet	10 feet
Rear (when non-residential land abutting)	None; 10-foot minimum if provided	10 feet	10 feet
Build-to-line from centerline of Rockville Pike	126 feet, except 103 feet for Rockville Champion Projects that do not include access roads	105 feet	105 feet

[5] For Rockville Champion Projects, the Rockville Pike Plan permits buildings at higher heights than are allowed by zoning, if approved by the Mayor and Council. (p. 4-9). In accordance with Section 25.13.05.b.2.(a).(iii) of the Zoning Ordinance, the Mayor and Council approved up to 200 feet in building height for Phase I as part of the Project Plan.

[6] In accordance with Section 25.03.02 and p. 4-39 of the Rockville Pike Plan, the open area includes off-site public improvements that provide public open space through broad continuous sidewalks and bikeways with trees and landscaping.

[7] *See* F.N. 6 above.

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The Project will also satisfy the "Special Design Regulations" for the MXTD zone established in Section 25.13.07(a) of the Zoning Ordinance as follows:

> (1) *Building Location – In order to meet the intent of the Master Plan, buildings in the MXTD Zone should be located at the front property line(s), including corner lots, or the build-to line where established by the Plan. Access to the rear, if required, should be via alleys. If access is required from the front, the driveway entry should be a portal penetrating the façade of the building. The continuity of the building façade must be maintained above the drive entry.*

Building 1 will be framed by Rockville Pike, Halpine Road, Chapman Avenue Extension and Festival Street. The Site Plan is consistent with the build-to-line established for Rockville Pike through the Project Plan, and will include ground-floor activating uses in the form of in-line retail and restaurant uses, an anchor grocery store, and residential and office lobbies. All parking garage penetrations to Building 1 are designed as "portals" in the façade and are conveniently located for residents, office employees, retail patrons, and guests. The "portals" only occur at the ground floor, allowing a continuous building façade above at upper levels. Service (loading) areas are located within the rear of Building 1 through a concealed service drive, so as to provide a continuous pedestrian experience.

> (2) *Uses by Floor – The ground floor must contain retail or public-related service uses along those streets designated in the Master Plan as major pedestrian spines. Ground floor retail is the preferred use along other streets, but is not required. The ground floor should normally have a ceiling height of at least 15 feet. At the time of site plan review or project plan review, the Approving Authority may consider a lower ceiling height if appropriate in the particular circumstance. The upper floors may be additional retail, office, residential, or a combination of uses. If the building contains only residential units, the ground floor may consist of residential units, but should be designed to facilitate conversion to retail or other commercial uses.*

The primary use on the ground floor of the building façade is in the form of restaurant and retail uses. Other uses within Building 1 includes lobbies for the residential and office towers. The floor-to-floor height of the ground floor of Building 1 is a minimum of 25 feet in height, allowing for 15-foot minimum ceiling height for all tenants and interior spaces. The design of the ground floor will have a high level of detail, incorporate durable, timeless materials, and instill a vibrant and memorable sense of "place".

> (3) *Facade – The façade design must be consistent with the standards set forth in subsection 25.13.05.b.2(a). Where the façade height exceeds 35 feet, the façade*

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should include an expression line above the first floor level and a defined cornice line at the top of the façade wall.

The building facades vary in height and style within the Art Deco language along all four of its surrounding streets (Rockville Pike, Halpine Road, Chapman Avenue Extended and Festival Street).

Five distinctive and complimentary architectural identities comprise the entirety of Block 1 (including four styles which define the retail/residential portion of the building as well as the additional office building architecture). At each of these façades there is a base, middle, and top definition with a strong expression line delineation above the first floor level. Each expression line is unique and compatible to its own unique architectural façade and is well-defined. Each architectural façade also includes a unique and very distinct cornice line and style that defines each building setback from the lowest to highest point of any façade.

In accordance with Section 25.13.05.b.2(a).(iii) of the Zoning Ordinance, the Mayor and Council designated the Project Plan a Champion Project, allowing for up to 200 feet of building height for Building 1. In order to create a complimentary pedestrian friendly environment and allow of a maximum amount of building delineation and architectural expression, multiple building façade wall heights and setbacks have been established along each of the unique architectural facades and elevations around the building.

The façade along Rockville Pike is composed of two unique architectural identities and façade walls that vary in height between approximately 30' (along the retail/residential façade) and approximately 175' (at the office façade) with numerous additional intermediary façade setbacks and height variations. The retail/residential tower façade identity along Rockville Pike does exceed 250' in length but varies tremendously to respond to the retail uses at the base and the residential uses above, with setbacks and façade wall heights noted between 30' and 140'.

The façade along Festival Street is composed of two unique architectural identities specific to the retail/residential potion of the Building 1, and façade walls vary in height between approximately 30', and approximately 145' with two intermediary building setbacks. Neither of the two façade identities on this elevation exceed 250' in length.

The façade along Chapman Avenue is composed of three unique architectural identities specific to the retail/residential portion of the Project, and façade walls vary in height between approximately 30' and approximately 140'. Each of the three unique styles has a primary façade height that steps down from the north towards the southern portion of the Phase I Property. None of the three facades identities on this elevation exceed 250' in length.

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The facade along Halpine Road is composed of two unique architectural identities and façade walls that vary in height between approximately 40' (retail/residential façade) and approximately 175' (office façade). Neither of the two façade identities on this elevation exceed 250' in length. The office building has an articulated stone cornice above the first floor that defines the base of the building mass. This cornice expression is well-integrated with the stone panels that will provide a sense of timelessness and elegance to the prominent corner of this development.

(4) Fenestration – Generally, fenestration of the stories above the ground floor should be by individual framed windows. Continuous strip windows may be allowed by the Approving Authority if they are used to maintain compatibility with existing contiguous projects.

The residential fenestration above the ground level is comprised predominantly of single "punched opening" residential windows arranged to coordinate with and complement each of the four unique architectural façade identities that compose the residential tower. Within the architectural façade style along Rockville Pike and Festival Street there are a small number of unique corners designed as larger "full-corner" window treatments, allowing the façade a slightly more contemporary approach lending itself to the architectural style while also providing a striking interior residential unit. All window openings have been sized to be as large as possible in an effort to provide the building interiors with as much light as possible while maintaining a strong consistency with the Art Deco architectural expression and character.

The office building has an aluminum framed vison and spandrel glass system that will provide daylight and views to the occupants. The glazing is punctuated with vertical architectural precast concrete panels that will further articulate the building façade to provide visual interest.

(5) Sidewalks – Where sidewalks must be built new or rebuilt as part of redevelopment, they should comply with the provisions of Section 25.17.05.

With the exception of non-standard street lights proposed throughout Twinbrook Quarter and special pavers proposed along a portion of the Chapman Avenue Extended right-of-way, all sidewalks in Phase I comply with Section 25.17.05 of the Zoning Ordinance. As noted above, the Applicant is seeking approval from the Chief of Planning and Director of DPW for the alternative street lights and special pavers that deviate from the City's standards.

(6) Parking – On-site parking must be provided in accordance with the requirements of Article 16. Parking must be located to the side or in the rear of the buildings unless ground floor retail is provided, in which case limited parking may be allowed in the front to serve the retail uses. Structured parking, either above or below grade, is preferred. Any parking structure facades visible from the street or a transitway must be treated in the same manner as the primary building

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facades. All parking must be screened to prevent vehicle headlights from shining into adjoining residential properties.

In accordance with Section 25.16.03.h.1 of the Zoning Ordinance and as part of the Project Plan, the Mayor and Council approved reduction in the amount of parking to permit 43% fewer spaces than would otherwise be required for Twinbrook Quarter. After accounting for the allowable 43% reduction, the minimum number of parking spaces required for the Site Plan is 1,273 parking spaces. However, the Application proposes a total of 1,464 parking spaces to accommodate the mix of uses included in Building 1. This excess parking will be utilized with future phases of Twinbrook Quarter as well.

Retail Floor Area Limitation

In addition to these special design regulations applicable in the MXTD Zone and on account of the Project Plan's designation as a Champion Project, the Mayor and Council approved the Applicant's request to allow for retail commercial uses by a single tenant occupying more than 65,000 square feet of floor area at the ground level of Building 1 as part of the Project Plan. The Site Plan complies with Section 25.13.05.c.6.(b) of the Zoning Ordinance, which requires that: (i) each of the exterior walls at the ground level, along any public street or way, must be activated with points of access for street-fronting retail, restaurants and/or service establishments that contribute to a vibrant walkable environment; and (ii) the building design must be consistent with the additional design guidelines set forth in Section 25.13.06. As described above, Building 1 incorporates street-fronting retail and restaurant uses with points of entry along Rockville Pike, Festival Street, Chapman Avenue Extended, and Halpine Road. Moreover, as noted below, the design of Building 1 complies with the additional guidelines set forth in the Zoning Ordinance.

Additional Design Guidelines

The Project will satisfy the "Additional Design Guidelines" for the Mixed-Use Zones as detailed in Section 25.13.06 of the Zoning Ordinance, whose stated purpose in subsection (a) is "to establish guidelines that will promote the highest quality of development in the Mixed Use Zones", and that "[n]ew development or redevelopment should be consistent with the intent and purpose" of these guidelines. The Project is or will be consistent with these "Additional Design Guidelines" as follows:

(b) Aesthetic and Visual Characteristics for All Zones

Phase I of Twinbrook Quarter sets a high bar as a new gateway to the City of Rockville, and as an inviting arrival point for riders from the Twinbrook Metro Station. This mixed-use, transit-oriented development in the southwest corner of the larger Twinbrook Quarter site creates a visually stimulating presence at both the ground plane and above, establishing a comfortable

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urban increment that defines a distinctive character for each of its varied uses. The building's mass and carefully crafted architectural identities are defined by a unique and complementary architectural expression to create a sense of "place" for residents, workers, shoppers and guests while forming an iconic skyline that will define the City of Rockville from the south.

Building 1 has been thoughtfully designed to provide a comfortable and inviting pedestrian realm. Storefronts line all four street frontages and are complemented by several unique architectural identities above that utilize varied height, massing and setbacks to create a comfortable composition. The Art Deco inspired theme for the building provides a classic and timeless style that utilizes a rich and diverse set of building facades that blend together in a familial language. In all, the building is composed of five different complementary identities that are detailed with high quality materials and colors to create a development that will seem as if it has been built over time.

With frontage on Rockville Pike, Halpine Road, Chapman Avenue Extended, and Festival Street, the ground plane is designed as a pedestrian-friendly atmosphere, with wide tree-lined sidewalks, retail, restaurants, and building entry points that invite walkability and places to linger. The storefronts and signage will vary with materials and finishes to define each retail and restaurant tenant, offering a visually stimulating walkable environment. Where appropriate, there will be outdoor seating that will create an inviting and active atmosphere in an urban setting. In addition to the storefronts lining all four streets, the ground level plane will also be punctuated by hard canopies over the residential and office lobby entrances, the retail lobby entrances, and the anchor grocery store entrance. Fabric awnings will be used over other storefronts and entryways to create a varied storefront environment as well as weather protection and signage opportunities.

The building's architectural identities and facades vary in height and style for the residential tower (composed of four identities) and office tower (one identity). The changing facades are defined by their own unique architectural character which have varying patterns, textures, and colors, ranging from approximately 30' to approximately 145' for the residential tower and up to 175' for the office tower.

The façade along Rockville Pike has two architectural identities, with several setbacks and heights to define the retail, residential, and office uses. The podium defines the street edge with retail lining the first floor and residential and office uses above. The new office tower to the south is defined by a glass and precast façade with vertical piers. The varying height of the residential uses to the north are intended to minimize the scale, with a demonstrative residential tower on the corner of Rockville Pike and Festival Street. In the hyphen between the residential tower and the office tower is a single-story screened wall to hide the mechanical equipment of the grocery anchor. The Art Deco façade represents a classic architectural style with corner windows and light-colored brick, precast and cast stone to adorn the façade.

The office building is a strong visual anchor at a prominent corner in this transit-oriented location. The building massing has a strong base, middle, top expression, which is composed of glass, stone and architectural precast panels. The vertical ribs on the building façade that extend from the base of the building to roofline give the building a memorable appearance.

The cladding at the base is projected from the dominant plane of the building to emphasize its relationship to the street. The cladding at the ground floor pilasters and columns are articulated with reveals and projections that are appropriately scaled to the pedestrian experience. The building has windows facing Rockville Pike and Halpine Road at the ground level that exceeds sixty (60) percent of the building length and will provide visual interest for pedestrians. Furthermore, the open space at the corner of Rockville Pike and Halpine Road extends into the enclosed amenity space that will further encourage street level pedestrian and retail activities.

(c) Site Design and Relationship to Surrounding Community

(1) Vehicular Access

To supplement the existing Rockville Pike street grid, the Site Plan includes construction of the Chapman Avenue Extension from Halpine Road to the intersection of Festival Street (with the remaining portion to be constructed through future phases), as well as the entire east-west Festival Street connecting Rockville Pike and the Chapman Avenue Extension. Vehicular access to the Project through Phase I will be via Festival Street and the Chapman Avenue Extension, as well as the existing Halpine Road along the southern edge of the Property.

(2) Buffers

As previously discussed, there are no nearby residential uses, with the exception of the residents of The Galvan building in the Twinbrook Station project located on the south side of Halpine Road, which is itself a transit-oriented mixed-use development similar to the Project. Phase I is surrounded by commercial uses along Rockville Pike to the north, south, and west and is separated from the nearest single-family residential neighborhood to the east by the Metro tracks and the CSX/MARC rail line.

(3) Outdoor Sales and Storage

The Site Plan does not propose any outdoor sales or storage. Note, however, that as part of each subsequent site plan application(s), outdoor sales of products may be proposed as an extension of adjacent retail space, as is permitted under Section 25.13.06.c.3 of the Zoning Ordinance.

(4) Trash Recycling, Waste Oil/Grease Collection Area

Attachment 1.A.b: Applicant Statement of Justification (3224 : STP2020-00401 Twinbrook Quarter)

The Site Plan complies with locational requirements for these facilities through the incorporation of trash and recycling areas within the enclosed parking garage.

(5) Parking Lots and Structures

Nearly all parking proposed as part of the Application is located in underground facilities or fully screened aboveground parking structures, with the exception of surface spaces located along the streets internal to the Project.

(6) Pedestrian and Bicycle Flows

The Project creates a landscaped, pedestrian promenade along Rockville Pike and active streetscapes along Festival Street and the Chapman Avenue Extension to facilitate safe and accessible pedestrian and bike linkages to the Twinbrook Metro Station. Installing landscaping and hardscape improvements where only asphalt currently exists helps to create a safe and pleasant environment for walking and biking along the Rockville Pike corridor. In addition, a bike lane is proposed along the north side of Halpine Road, along with shared travel lanes along the Chapman Avenue Extension and Festival Street.

(7) Central Features and Community Spaces

The Project provides high-quality, activated public use spaces along its Rockville Pike frontage, Chapman Avenue Extension, and the east-west Festival Street, as well as open areas in the form of rooftop terraces and green roofs in Building 1. While the Site Plan complies with the minimum amount of public use space for Phase I, the Applicant, as part of Phase II, will deliver a substantial central park at the intersection of the Chapman Avenue Extension and Festival Street that will enhance and activate the public realm by inviting outdoor activity and community interaction at this urban mixed-use redevelopment.

(8) Delivery and Loading Spaces, Hours of Operation

The Project is not located adjacent to any residential neighborhoods, but rather is located next to other commercial facilities with similar delivery and loading needs to the Project. Notwithstanding this, delivery and loading spaces are proposed to be located within the structured parking garage of Building 1 so as to efficiently serve the needs of the uses in the Project while remaining tucked out of the way for aesthetic and functionality purposes.

(9) Ancillary Uses

All of the uses proposed for the Project are permitted in the MXTD Zone.

(10) Noise Abatement

Attachment 1.A.b: Applicant Statement of Justification (3224 : STP2020-00401 Twinbrook Quarter)

The Applicant will demonstrate that the Project complies with this requirement at the time of site plan review.

(11) Outdoor Lighting

The lighting plan included with this Application demonstrates compliance with the City's landscaping, screening, and lighting manual.

(12) Landscaping

The landscape plan submitted with the Site Plan demonstrates the manner in which the Project satisfies the City's landscape requirements as contained in the Landscaping, Screening and Lighting Manual.

The Project satisfies other applicable City laws.

The Site Plan for Phase I is designed to satisfy all other applicable City laws. The Project will provide 15% MPDUs, which satisfies the requirements of Chapter 13.5 of the City Code. The Project's Development Stormwater Management Concept Package (submission of which is included with this Application) satisfies the requirements of Chapter 19 of the City Code by providing environmental site design to the maximum extent practicable, utilizing green roofs and bio-planters, and stormwater management vaults and fee-in-lieu to satisfy the remainder of the stormwater management requirements. The Site Plan will satisfy the afforestation requirements of Chapter 10.5 of the City Code through a mix of on-site plantings and fee-in-lieu. The Application is consistent with the Preliminary Forest Conservation Plan approved with the Project Plan, which demonstrates compliance with these requirements. As part of the Project Plan approval, the Mayor and Council established a minimum tree cover requirement of five percent (5%) of the Property's tract area. To this end, the Application proposes a minimum tree cover of 16,000 square feet for the Phase I, which amounts to approximately 40% of the total tree cover requirement for the entire Property (i.e., 39,999 square feet). The Project will also satisfy the green building regulations contained in Chapter 5 of the City Code. Moreover, as referenced herein, the Project will meet the City's energy conservation standards contained in Chapter 5 of the City Code. The landscape plan submitted with the Application demonstrates the manner in which the Project satisfies the landscaping requirements contained in the City's Landscaping, Screening and Lighting Manual.

With respect to Chapter 4, Article IV of the City Code, the Applicant is proposing a phased approach for satisfying the publicly accessible art expenditure requirement at Twinbrook Quarter. As established by the Project Plan approval, the Applicant will construct two (2) substantial public open spaces in the form of a central park to the north of Festival Street and the linear park that runs parallel to the Metro tracks and the CSX/MARC rail line along the eastern

Attachment 1.A.b: Applicant Statement of Justification (3224 : STP2020-00401 Twinbrook Quarter)

portion of Twinbrook Quarter (as well as several courtyard parks). These public open spaces present a unique opportunity for public activation and use by future residents, employees, and visitors of Twinbrook Quarter. However, these public open spaces are not incorporated into Phase I of Twinbrook Quarter and will be delivered through subsequent site plan applications. With the central park being delivered as part of Phase II, the Applicant is proposing to satisfy the publicly accessible art expenditure for both Phase I and II as part of a subsequent site plan application for Phase II. Prior to the submission of a site plan application for Phase II, the Applicant will meet with City staff to coordinate and comprehensively address publicly accessible art for Phase I and II, as well as a subsequent Phases of Twinbrook Quarter (including the linear park).

IV. The Site Plan will not be incompatible with the surrounding uses or properties.

The Site Plan is not incompatible with the surrounding uses or properties. The Rockville Pike Plan and Zoning Ordinance established the criteria for Champion Projects, which by definition provide significant public benefits that are compatible with the land use vision for the South Pike portion of the City. This first phase of a Twinbrook Quarter, a Champion Project, advances each of the following goals: (a) provides more than the required public use space, (b) provides more than the required vehicular, bicycle and/or pedestrian safety measures, and (c) provides a significant increase in the amount of employment. Therefore, the buildout of Twinbrook Quarter is compatible and beneficial to the surrounding uses and properties.

Additionally, the Property is surrounded by commercial uses along Rockville Pike to the north, south, and west and is separated from the nearest single-family residential neighborhood and several industrial properties by the Metro tracks and the CSX/MARC rail line. The existing surrounding area is generally described as follows: To the east are the Metro tracks and the CSX/MARC rail line, which provide a significant buffer from the nearest single-family residential neighborhood to the east. To the west is Rockville Pike and Congressional Plaza, which contains single-story box stores and surface parking, as well as smaller stores and fast-food restaurants. To the north is an approximately 121,968-square-foot property currently improved with single-story retail uses and surface parking, similar to the current uses on the Property. To the immediate south is Halpine Road, and just south across Halpine Road is a seven-story office building and a Hilton hotel.

Further south across Bouic Avenue is The JBG Companies' Twinbrook Station project, for which the City approved 1,596 dwelling units, 325,000 square feet of office uses, 220,000 square feet of retail uses, 2,409 private parking spaces, and 1,151 parking spaces for Metro commuters. When complete, the Twinbrook Station project will have 18 buildings, of which two will be 170 feet in height and four others will be 130 feet in height. To date, The Alaire, a multi-family residential building with 279 units and part of the Twinbrook Station project, and The Galvan, a

Attachment 1.A.b: Applicant Statement of Justification (3224 : STP2020-00401 Twinbrook Quarter)

mixed-use project with 360 multi-family dwelling units (along with 99,500 square feet of ground floor retail and restaurant uses), are constructed and occupied by residents.

The zoning on this Property and surrounding properties provides significant future development and redevelopment opportunities. The immediately adjacent property to the south is similarly zoned MXTD and could be redeveloped with the same densities and heights as proposed for the Property. The properties to the west and north are zoned MXCD, which allows for medium density development of retail, office, and residential uses. The properties to the west, north, and south are also located within the boundaries of the Rockville Pike Plan. The Rockville Pike Plan recommends mixed-use, transit-oriented development near the Twinbrook Metro Station. To that end, the Project is compatible with all surrounding uses and properties as they exist today and as they are planned to exist in the future.

CONCLUSION

The Applicant respectfully requests that the City of Rockville Planning Commission grant approval of this Site Plan implementing Phase I of the approved Project Plan for this mixed-use, transit-oriented development. As explained above and in the plans submitted with this Application, the Site Plan implements the approved Project Plan and complies with the conditions and requirements of the approved Project Plan, and will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood, constitute a violation of any provision of the Zoning Ordinance or other applicable law, or be incompatible with the surrounding uses or properties. The Site Plan implements the first phase of a Champion Project in accordance with the DRRA, which allows for the dedication and construction of public and private streets, public use space, and a significant increase in employment in the City. The Site Plan provides an opportunity to provide a high-quality mixed-use development with residential, office, grocery, retail, and restaurant uses; to improve upon the existing outdated single-story commercial uses and surface parking on the Property; and to provide much-needed vehicular and pedestrian and bicycle linkages and improvements between the Twinbrook Metro Station and Rockville Pike. For all of these reasons, the Applicant respectfully requests that the Planning Commission grant approval of this Site Plan Application.

Thank you for your consideration of this Application. Please contact us if you have any questions or require any additional information.

Attachment 1.A.b: Applicant Statement of Justification (3224 : STP2020-00401 Twinbrook Quarter)

LINOWES AND BLOCHER LLP
ATTORNEYS AT LAW

Very truly yours,

LINOWES AND BLOCHER LLP

C. Robert Dalrymple

Matthew Gordon

Enclosures

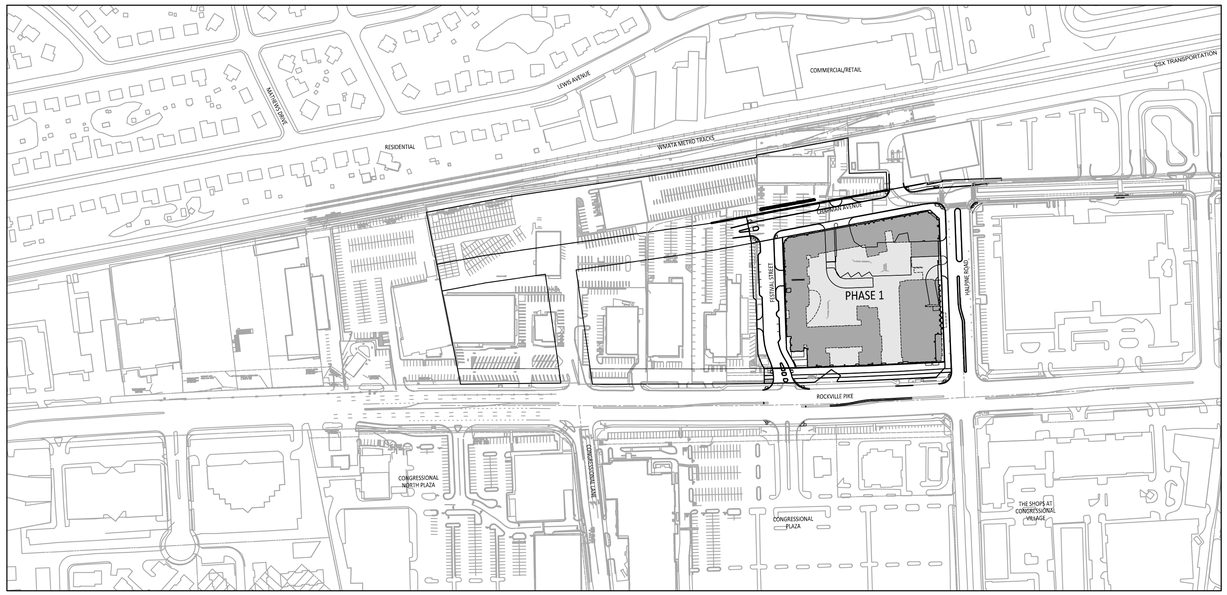
cc: Mr. Carlos Heard
Mr. Todd Pearson
Mr. Ian Duke
Mr. Jagdish Mandavia
Ms. Amy Mockapetris
Ms. Nancy Randall
Ms. Chloe Hiyu
Ms. Rudraksha Jhaveri

**L&B 8182116v6/13963.0001

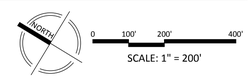
Attachment 1.A.b: Applicant Statement of Justification (3224 : STP2020-00401 Twinbrook Quarter)

TWINBROOK QUARTER

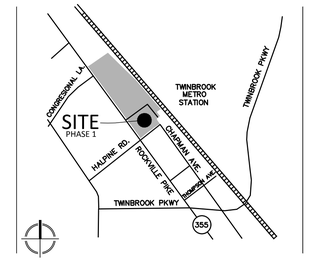
LEVEL 2 SITE PLAN - PHASE 1



LOCAL AREA MAP



SCALE: 1" = 200'



VICINITY MAP
SCALE: 1" = 2,000'

GENERAL NOTES

1. THE SUBJECT PROPERTY IS 18.36 ACRES. PHASE 1 AREA IS 6.02 ACRES.
2. THE SUBJECT PROPERTY IS LOCATED ON TAX MAP GR 561 AND IS ZONED MXTD.
3. THE HORIZONTAL DATUM IS BASED ON THE FOLLOWING NGS CONTROL STATIONS (NAD83): #20328 - WSSC SURVEY DISK IN A CONCRETE MONUMENT FOUND ALONG GREAT FALLS ROAD, 0.6 MILES FROM INTERSECTION WITH WEST MONTGOMERY AVENUE. NORTH 513413.15 EAST 1266090.43 #20331 - WSSC SURVEY DISK IN A CONCRETE MONUMENT FOUND AT THE PARKING AREA AT THE ROCKVILLE CIVIC CENTER ON EDMONSTON DRIVE. NORTH 504116.74 EAST 1282308.09.

   THE VERTICAL DATUM IS BASED ON THE FOLLOWING WSSC BENCHMARKS (NAVD29): BM #4108 - MCBCS BRASS DISK FOUND IN TOP OF CONCRETE CURB AT THE NORTHWEST CORNER OF SHOPPING CENTER SOUTH SIDE OF MONTROSE ROAD. ELEVATION = 398.457 BM #2920 - STAMPED USC&GS BRASS DISK FOUND ON SOUTHEAST SIDE OF CSX RAILROAD TRACKS IN FACE OF SOUTHEAST PILLAR, 400 FEET NORTHWEST OF RANDOLPH ROAD. ELEVATION = 369.671.FEMA AND/OR SPA INFORMATION
4. NO FLOODPLAIN EXISTS ON THE SUBJECT PROPERTY PER FEMA AND MCATLAS MAPS.
5. TOPOGRAPHIC DATA SHOWN ON HERE IS BASED ON AERIAL PHOTOGRAMMETRY PROVIDED BY NOR EAST MAPPING, INC. DATED DECEMBER 2010 WITH ADDITIONAL BOUNDARY & TOPOGRAPHIC SURVEY BY VIKA MARYLAND, LLC, ON AUG. 2010, SEPT. 2012, OCT. 2013, JAN. 2014, AND AUG. 2014 DATES. ADDITIONAL PLANIMETRIC INFORMATION ON ADJACENT PROPERTIES WAS PROVIDED BY M-NCPPC.
6. NRI/FSD FTPO#2017-00011 WAS APPROVED ON 04/17/2017.
7. THE SUBJECT PROPERTY IS PROPOSED TO BE SERVED BY PUBLIC WATER AND SEWER SYSTEMS AND IS CURRENTLY IN WATER AND SEWER SERVICE CATEGORIES W-1 AND S-1, REPECTIVELY.
8. THE SUBJECT PROPERTY HAS AN APPROVED PROJECT PLAN, #PJT 2018-00011, APPROVED ON APRIL 29, 2019 BY RESOLUTION 7A-19. SEE SHEET SP-2A IN THIS SET FOR THE RESOLUTION.
9. REFER TO ARCHITECTURAL PLANS FOR SLAB BREAKS.
10. THIS PHASE 1 SITE PLAN PRESERVES THE RIGHT TO PHASE CONSTRUCTION OF THE OFFICE BUILDING AND TO RETAIN THE OPTION OF BOTH RESIDENTIAL AND DAYCARE OPTIONS.
11. FINAL MPDU COUNT AND MIX WILL BE BASED ON THE FINAL NUMBER OF RESIDENTIAL UNITS PROVIDED, AS REQUIRED BY THE CITY OF ROCKVILLE. ALL MPDU UNITS WILL BE INCORPORATED IN ASSORTED LOCATIONS AND FLOORS WITHIN THE BUILDING, MIXING EQUALLY AMONG MARKET RATE UNITS. THIS MPDU COUNT AND MIX (AS WELL AS UNIT LOCATIONS WITHIN THE BUILDING) WILL BE IDENTIFIED IN A MPDU AGREEMENT WITH THE CITY OF ROCKVILLE PRIOR TO ISSUANCE OF BUILDING PERMIT. APPLICANT WILL ALSO DETERMINE WHETHER A DAYCARE IS INCORPORATED INTO PHASE I PRIOR TO ISSUANCE OF BUILDING PERMIT.

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SP-7A	INTERIM PEDESTRIAN CIRCULATION PLAN
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L1.02	ENLARGEMENT PLAN - LEVEL 1
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SUPPLEMENTAL SHEETS

CONCEPT STORMWATER MANAGEMENT PLAN
STORM DRAIN OUTFALL STUDY
TRUCK MOVEMENT
STORMWATER/FOREST OVERLAY
PRELIMINARY SEC PLAN

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future.

PREPARED FOR:
1592 ROCKVILLE PIKE LLC
301-986-7737
CARLOS L. HEARD

DESIGN CONSULTANTS:

ARCHITECTS:
TORTI GALLAS + PARTNERS
HOK

ATTORNEY:
LINOWES & BLOCHER

LANDSCAPE ARCHITECT:
MAHAN RYKIEL

TRAFFIC ENGINEER:
WELLS + ASSOCIATES

LIGHTING CONSULTANT:
MCLA ARCHITECTURAL LIGHTING

ENGINEER/PLANNER:
VIKA MARYLAND, LLC

REVISIONS	DATE
INITIAL SUBMISSION	2020-0129
AGENCY DRC RESPONSE	2020-0515
AGENCY DRC RESPONSE	2020-0622
AGENCY DRC RESPONSE	2020-0720

Phase 1 Development Standards MXTD Zone (Sec 25.13.05)	Permitted / Required	Phase 1 Provided
Building Setbacks		
From any public street	None	0'
From adjoining non-residential land [4]		
Side	None, 10' min. if provided	N/A
Rear	None, 10' min. if provided	N/A
Build-to-line[1]	At Least 103'	105'
Maximum Building Height	200'	200'
Minimum Lot Width (at front lot line)	10'	greater than 10'

[1] *Per the Rockville Pike Neighborhood Plan (August 2016).*

[2] *Per the definition of "Public Use Space" in Sec.25.03.02 of the Zoning Ordinance, public use space may consist of open areas recommended in an adopted master plan, including enhanced public walkways, and off-site public improvements. The Rockville Pike Neighborhood Plan (p.4-39), "[4] provides that the complete street multi-way boulevard itself will provide public open space in the plan area by providing broad continuous sidewalks, bikeways that connect to the city's trail system and trees and landscaping along the medians." Thus, this table reflects that publicly accessible space will also be provided in the form of widened and improved sidewalks and other related improvements. The specific amount of publicly accessible space to be provided in each phase will be detailed at the time of each site plan application.*

[3] *Building projection at second floor will be at build-to-line at least 70% of the building length. any projections will comply with applicable sections of the zoning ordinance. 10' Minimum if provided.*

Phase 1 Area Tabulation	Overall Project		Phase 1	
	SF	Acres	SF	Acres
Existing Gross Tract Area	**799,971**	**18.36481**	262,896 SF	6.03526 AC
Less Future R/W Dedication for 355	-55,594	-1.27626	-19,351 SF	-.44424 AC
Less Proposed R/W Dedication for Halpine Road	-4,880	-0.11203	-5,203 SF	-.11945 AC
Less Proposed R/W Dedication for Chapman Avenue	-99,855	-2.29236	-33,331 SF	-.76517 AC
Less Proposed R/W Dedication for Congressional Lane	-23,754	-0.54532	-	-
Plus Proposed R/W Abandonment at Existing Halpine Road and Chapman Avenue	1,226	0.02815	1,226 SF	.02815 AC
Proposed Net Lot Area Total	**617,114**	**14.16699**	**206,237 SF**	**4.73454 AC**

Phase 1 Proposed Uses & Density	Project Total	Phase 1 Residential Option	Phase 1 Daycare Option
Buildings 1-11		**1**	**1**
Office	431,440 SF	237,000 SF	237,000 SF
Residential	1,895,000 SF /1865 du	473,347 SF /460 du	463,105 SF /450 du
Grocery	92,004 SF	92,000 SF	92,000 SF
Restaurant	72,320 SF	12,000 SF	12,000 SF
Daycare	12,102 SF	--	12,102 SF
Retail	308,626 SF	17,000 SF	14,000 SF
Total	**2,811,492 sf / 1,865 du**	**358,000 SF /460 du**	**367,102 SF /450 du**

Open Space	Permitted / Required	Overall Project		Phase 1 Portion of Overall			Project Remaining
				Required	Provided		
Proposed Net Lot Area Total		617,114		206,237 SF	SF	%	410,877 SF
Public Use Space / Open Area (min. 15% of net lot area)[1,5]	92,567 SF	112,000 SF	18.1%	30,935 SF	15,000	7.27%	97,000 SF
Public Use Space / Open Area within dedicated ROW [5]	n/a	83,303 SF	13.5%	n/a	49,000	23.8%	34,303 SF
	Total	**195,303 SF**	**31.6%**	**Total**	**64,000**	**31.03%**	

[5] *Per the definition of "Public Use Space" in Sec.25.03.02 of the Zoning Ordinance, public use space may consist of open areas recommended in an adopted master plan, including enhanced public walkways, and off-site public improvements. The Rockville Pike Neighborhood Plan (p.4-39), "[4] provides that the complete street multi-way boulevard itself will provide public open space in the plan area by providing broad continuous sidewalks, bikeways that connect to the city's trail system and trees and landscaping along the medians." Thus, this table reflects that publicly accessible space will also be provided in the form of widened and improved sidewalks and other related improvements. The specific amount of publicly accessible space to be provided in each phase will be detailed at the time of each site plan application.*

Required Parking Tabulation	SF/Units	Rate	Phase 1	
Buildings 1-11			1	
Auto			*Required*	*Provided*
Office	237,000 SF	1 SP. PER 300 SF OF GFA	790	
Residential	316 du	1 SP. PER 1 BEDROOM	316	
	132 du	1.5 SP. PER 2 OR MORE BEDROOM	198	
	12 du	2.0 SP. PER 3 BEDROOM	24	
Restaurant	12,000 SF	1 SP. PER 50 SF OF PATRON USE AREA	240	
Restaurant Employees	3,600 SF	1 SP. PER 2 EMPLOYEES	90	
Grocery	92,000	1 SP. PER 200 SF OF GFA	460	
Grocery Employees	92	1 SP. PER 2 EMPLOYEES	46	
Retail	17,000 SF	1 SP. PER 200 SF OF GFA	70	
Daycare	135 SF	1 SP. PER 6 children	23	
		Total	2,257	
		43% REDUCTION FACTOR, ROUNDED UP	-971	
		TOTAL VEHICLE SPACES REQUIRED	**1,286**	**1,464**

	SF/Units	Rate	Phase 1	
Bicycle			*Required*	*Provided*
Office Short Term	237,000 SF	2 SP. PER 40000 SF OF GFA	12	
Office Long Term	237,000 SF	2 SP. PER 10000 SF OF GFA	48	
Residential Short Term	460 du	1 SP. PER 150 UNITS	4	
Residential Long Term	460 du	1 SP. PER 3 UNITS	154	
Restaurant Short Term	12,000 SF	1 SP. PER 5000 SF OF GFA	3	
Restaurant Long Term	12,000 SF	1 SP. PER 12000 SF OF GFA	1	
Retail Short Term	17,000 SF	2 SP. PER 5000 SF OF GFA	4	
Retail Long Term	17,000 SF	2 SP. PER 12000 SF OF GFA	2	
Daycare Short Term	12,102 SF	2 SP. PER 10000 SF OF GFA	2	
Daycare Long Term	12,102 SF	2 SP. PER 10000 SF OF GFA	2	
Grocery Short Term	92,000	2 SP. PER 5000 SF OF GFA	19	
Grocery Long Term	92,000	2 SP. PER 12000 SF OF GFA	8	
		Total Short Term	**44**	**82**
		Total Long Term	**215**	**211**

Notes:

1. Parking required by Zoning per the City of Rockville Zoning Ordinance (Last Amended July 8, 2019), Article 16 - Parking and Loading, Section 25.16.03

2. Pages 11 -14 of Resolution No. 7A-19, states that "...the Mayor and Council ... hereby grants, pursuant to Section 25.16.03.h.1, a reduction in the amount of parking to permit 43% fewer parking spaces than would otherwise be required for the Project." (NET REQUIRED PARKING AFTER REDUCTION = 43% Less)

3. Assume kitchen is 30% of indoor gsf and 1 employee per 20 sf of kitchen space

4. "Daycare" use defined as "Child care home or center in non-residential zone" (Per City of Rockville Zoning Ordinance). For Parking calculation, Daycare requires 1 per 6 children at one time.

5. Spaces for Residential Units is NOT an obligation, but an owner target of 1:1 ratio

6. Regular Parking is defined as a standard 9' x 18' parking space

7. Tandem Parking is defined as a secondary 9' x 18' parking space that is ONLY accessible by pulling through an initial "Regular" parking space (Does not count towards City of Rockville Zoning)

8. Compact Parking is defined as a 9' x 16' parking space (Does not count towards City of Rockville Zoning)

9. Long Term Bicycle Parking is private for Office Use Only, and complies with City of Rockville Zoning Requirements for Office Use Bicycle Parking Spaces (re: proximety to locker 9. rooms and showers)

10. Parking numbers and calculations are listed for the highest use in any of the two options for approval purposes Residential, or Residential with Daycare option.

TWINBROOK QUARTER

4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 216NW06
&217NW06
TAX MAP:GR561

COVER SHEET

PROFESSIONAL SEAL
STATE OF MARYLAND
JAGDISH C. MANDAVIA
No. 20776
REGISTERED PROFESSIONAL ENGINEER
07/22/2020

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
JAGDISH MANDAVIA LICENSE No. 20776
EXPIRATION DATE MARCH 22, 2021

THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LLC. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

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DRAWN BY: SDG
DESIGNED BY: ID/LA
DATE ISSUED: 01/24/2020

VIKA PROJECT: VM1625P

DRAWING NO.

SHEET NO. SP-1

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

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

LAYOUT: SP-1, Plotted By: Duke

Attachment 1.A.c: Site Plan (3224 : STP2020-00401 Twinbrook Quarter)

Approved Resolution (PJT2018-00011)

City of Rockville
Get Into It

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

May 22, 2019

Mr. Todd Pearson
Saul Holdings, LP
7501 Wisconsin Avenue Suite 1500
Bethesda, MD 20814

Ms. Bob Dalrymple
Linowes and Blocher LLP
7200 Wisconsin Avenue, Suite 800
Bethesda, Maryland 20814

Re: Project Plan Application PJT2018-00011 – Twinbrook Quarter

Dear Mr. Pearson and Mr. Dalrymple,

On April 29, 2019, the Mayor and Council approved Resolution No. 7A-19, approving Project Plan PJT2018-00011. Approval of the referenced application allows for the ability to develop up to 1,865 multi-family residential units, up to 431,440 square feet of office uses, up to 472,950 square feet of retail and restaurant uses and up to 9,000 square feet of entertainment venue. The Project Plan approval will remain valid through April 29, 2049, subject to a site plan implementing a portion of the Project Plan being submitted within 12 months of the original approval.

Approval for the Project Plan amendment is based on the findings and conditions of approval in the attached Resolution No. 7A-19.

In accordance with Sec. 25.04.01.b of the Zoning Ordinance, any person aggrieved by the decision of the Mayor and Council made on a Project Plan application may appeal the same to the Circuit Court for the County. Such appeal must be taken according to the Maryland Rules as set forth in Title 7, Chapter 200.

Should you have further questions, feel free to contact Brian Wilson at 240-314-8227.

Mayor Bridget Donnell Newton | Councilmembers Beryl L. Feinberg, Virginia D. Onley, Mark Pierzchala
City Manager Robert DiSpirito | City Clerk/Director of Council Operations Sara Taylor-Ferrell | City Attorney Debra Yerg Daniel

Mr. Todd Pearson and Mr. Bob Dalrymple
Twinbrook Quarter
May 22, 2019
Page 2

Sincerely,

R. James Wasilak

R. James Wasilak, AICP
Chief of Zoning

Attachment – Resolution No. 7A-19, Project Plan Application PJT2018-00011

Cc: Andie Murtha, Principal Planner, Urban Forestry – CPDS
Faramarz Mokhtari, Traffic and Transportation – DPW
Debra Yerg Daniels, City Attorney - CAO
Bobby Ray, Planning Supervisor – CPDS
Mark Wessel, Engineering Supervisor – DPW
Jim Woods, Civil Engineer – DPW
Twinbrook Community Association
Rockville Bicycle Advisory Committee
Brian Barkley. Rockville Chamber of Commerce
Melissa McKenna, Party of Record
Sam Shipkovitz, Party of Record
Cindy Griffiths, Party of Record

Resolution No. 7A-19

RESOLUTION:
To approve, with conditions, Project Plan Application PJT2018-00011, to allow for up to 1,865 multifamily dwelling units and up to 913,390 square feet of commercial development at 1500-1616 Rockville Pike; Saul Holdings Limited Partnership, Applicant

WHEREAS, on January 25, 2018, Saul Holdings Limited Partnership (the "Applicant") filed Project Plan Application PJT2018-00011 (the "Project Plan Application" or "Application"), pursuant to Section 25.07.07 of the Zoning Ordinance, proposing to allow for the development of a maximum of 1,865 multifamily dwelling units, including a minimum of 15% Moderately Priced Dwelling Units ("MPDUs"), up to 431,440 square feet of office development, up to 472,950 square feet of retail development (composed of retail, restaurant, and grocery uses), up to a 9,000 square-foot entertainment venue, and associated public use space, amenities, and infrastructure (the "Project" or "Twinbrook Quarter") on six parcels and/or lots totaling approximately 18.36 acres and bound by Rockville Pike to the west, the Metro tracks and CSX/MARC rail line to the east, and Halpine Road to the south (the "Property"); and

WHEREAS, the Property is currently improved with approximately 240,756 square feet of single-story retail, office, and restaurant uses in various stages of occupancy, with approximately 12 acres of surface parking; and

WHEREAS, the Property is zoned Mixed-Use Transit District (MXTD) in accordance with the 2016 Rockville Pike Neighborhood Plan (the "Rockville Pike Plan") and accompanying Sectional Map Amendment; and

WHEREAS, pursuant to the Rockville Pike Plan and Section 25.03.02 of the Zoning Ordinance, the Applicant identified the Project Plan Application as a Champion Project Application on the bases that Twinbrook Quarter: (1) is located in the South Pike and contains at least five (5) contiguous acres of private property; and (2) significantly advances the following goals (a) provides more than the required public use space, (b) provides more than the required vehicular, bicycle and/or pedestrian safety measures and/or provides pedestrian and bicycle access over or under the CSX/Metro tracks, and (c) provides a significant increase in the amount of employment; and

Resolution No. 7A-19 -2-

WHEREAS, pursuant to Sections 25.05.03c, 25.07.03, and 25.07.07.6 of the Zoning Ordinance, the Planning Commission was briefed on the Project Plan Application at its meeting on April 11, 2018; and

WHEREAS, pursuant to Sections 25.05.03c, 25.07.03, and 25.07.07.6 of the Zoning Ordinance, the Mayor and Council determined that the Project Plan Application would be processed as a Champion Project Application at its public meeting on April 30, 2018; and

WHEREAS, pursuant to Sections 25.05.03c, 25.07.03, and 25.07.07.8, a duly noticed public hearing on the Application was held by the Planning Commission on February 13, 2019; and

WHEREAS, pursuant to Sections 25.05.03c, 25.07.03, and 25.07.07.9 of the Zoning Ordinance, the Planning Commission at its meeting on February 27, 2019, reviewed the Application, and after considering the information presented and testimony provided, voted to recommend that the Mayor and Council approve the Application subject to several conditions; and

WHEREAS, pursuant to Sections 25.05.03c, 25.07.03, 25.07.07.11, and 25.07.07.12 of the Zoning Ordinance, a duly noticed public hearing on the Application was held by the Mayor and Council on March 25, 2019; and

WHEREAS, the Mayor and Council held a public meeting for discussion and instructions to City Staff on, and possible adoption of, the Project Plan Application on April 29, 2019; and

WHEREAS, at its April 29, 2019 meeting, the Mayor and Council found and determined that approval of the Application would promote the health, safety and welfare of the citizens of Rockville, and the Mayor and Council made further findings set forth herein all in support of the Project, based upon information presented and testimony provided as contained in the public record; and

WHEREAS, the Mayor and Council, finds and determines, pursuant to Sections 25.07.07.15, 25.07.07.16, and 25.07.01.b.2 of the Zoning Ordinance, in consideration of the Application, subject to the conditions, limitations, additions, and modifications set forth herein, as follows:

1. Project Plan Implementation Period: In accordance with Section 25.07.07.18(a) of the Zoning Ordinance, a site plan application implementing a portion of Phase 1 of the Project Plan Application must be filed within twelve (12) months of the date of this Resolution. The

Resolution No. 7A-19 -3-

implementation period for all other portions of the Project Plan Application will remain valid for thirty (30) years from the date of this Resolution.

2. The Project Plan Application Qualifies as a Champion Project: The Project Plan Application meets all of the requirements necessary for qualification as a Champion Project under Section 25.03.02 of the Zoning Ordinance. The Project is a development project that:

(1) Is located within the South Pike;

The Property is located in the South Pike area pursuant to the Rockville Pike Plan, which coincides with the Twinbrook Metro Performance District.

(2) Contains at least five (5) acres of private property that is (i) contiguous, or (ii) confronting, separated only by a Business District Class I or Class II street;

The Property comprises approximately 18.36 contiguous acres, which exceeds the minimum requirement.

(3) Significantly advances one or more of the following goals:

- *Increases multifamily housing that provides more than the minimum requirement of moderately priced dwelling units near the Twinbrook Metro Station;*
- *Provides more than the required public use space;*
- *Provides more than the required vehicular, bicycle and/or pedestrian safety measures and/or provides pedestrian and bicycle access over or under the CSX/Metro tracks; and/or*
- *Provides a significant increase in the amount of employment.*

The Project Plan Application significantly advances three (3) of the goals identified above. The Project will: 1) provide more than the required public use space, 2) provide more than the required vehicular, bicycle, and pedestrian safety measures, and 3) provide a significant increase in the amount of employment in the area. With respect to public use space, as noted on the Project Plan Application Cover Sheet No. PP-1, approximately 31.5% of net lot area will be provided as public use space/open area. The Project Plan Application incorporates a one-acre central park that is adjacent to Building 2. The Project Plan Application also includes a linear park with two separate dog parks (one intended primarily for large dogs and one intended primarily for small dogs), a meandering path approximately one-quarter of a mile long surrounded by extensive natural style landscaping, and multiple train viewing areas from within the safety of the park. The linear park

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is easily accessed by the public via landscaped sidewalks on the north side of Building 5 and the south side of Building 7 (at either end of the park), and it will be directly accessible to the residents of Buildings 5, 6, and 7. Twinbrook Quarter is designed with two "courtyard parks" between Buildings 5, 6, and 7, which are intended to be a quieter setting that are physically near but atmospherically set apart from the active central area. The Project also includes at least two separate hardscaped plazas as gateways to the community. In addition to the on-site public use space, approximately 83,000 square feet of public use space/open area will be provided within dedicated right-of-way, which also constitutes "public use space" under Section 25.03.02 of the Zoning Ordinance as these open areas are recommended in an adopted master plan, including enhanced public walkways and off-site public improvements. The Rockville Pike Plan (p. 4-39) provides that "[t]he 'complete street' multi-way boulevard itself will provide public open space in the Plan Area by providing broad continuous sidewalks, bikeways that connect to the City's trail system, and trees and landscaping along the medians." For this reason, the Project Plan Application reflects that, while greater than 15% of net lot area will be provided on-site as public use space/open area, an additional large amount of publicly accessible space will be provided in the form of improvements to rights-of-way, widened and improved sidewalks, and other related improvements such that the total amount of public use space provided constitutes 31.5% of the Project's net lot area.

With respect to providing more than the required vehicular, bicycle, and pedestrian safety measures, the construction of the Chapman Avenue Extension running north-south through the Property parallel to Rockville Pike, as well as construction of two new east-west streets through the Property (Festival Street and the Congressional Lane Extension), will create new vehicular and pedestrian linkages along Rockville Pike and increase mobility options in the South Pike area.

Lastly, the Project Plan Application provides a significant increase in the amount of employment in the area. Through the provision of both retail and office uses, there will be an increase in the number of workers in the area, furthering the mixed-use nature of the Project and the 18-hour/day activity in the area.

As such, the Mayor and Council determine that the Project qualifies as a Champion Project.

3. The Application will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed development: Approval of the Project Plan Application will have no adverse impact on the health or safety of persons residing or working in

Resolution No. 7A-19 -5-

the neighborhood of the Project. The Property is surrounded by commercial uses along Rockville Pike to the north, south, and west and is separated from the nearest single-family residential neighborhood and several industrial properties by the Metro tracks and the CSX/MARC rail line. The existing surrounding area is generally described as follows: To the east are the Metro tracks and the CSX/MARC rail line, which provide a significant buffer from the nearest single-family residential neighborhood to the east. To the west is Rockville Pike and Congressional Plaza, which contains single-story box stores and surface parking, as well as smaller stores and fast-food restaurants. To the north is an approximately 121,968-square-foot property currently improved with single-story retail uses and surface parking, similar to the current uses on the Property. To the immediate south is Halpine Road, and just south across Halpine Road is a seven-story office building and a Hilton hotel. Further south across Bouic Avenue is The JBG Companies' The Galvan, a mixed-use project with 360 multi-family dwelling units (along with 99,500 square feet of ground floor retail and restaurant uses).

The zoning on this Property and surrounding properties provides significant future development and redevelopment opportunities. The immediately adjacent property to the south is similarly zoned MXTD and could be redeveloped with the same densities and heights applicable to the Property. The properties to the west and north are zoned Mixed-Use Corridor District (MXCD), which allows for medium density development of retail, office, and residential uses. The properties to the west, north, and south are also located within the boundaries of the Rockville Pike Plan. The Rockville Pike Plan recommends mixed-use, transit-oriented development near the Twinbrook Metro Station. To that end, the Project Plan Application is compatible with all surrounding uses and properties as they exist today and as they are planned to exist in the future.

The construction of the Chapman Avenue Extension running north-south through the Property parallel to Rockville Pike, as well as construction of two new east-west streets through the Property (Festival Street and the Congressional Lane Extension), will create new vehicular and pedestrian linkages along Rockville Pike and will help the City to create a true street grid in this South Pike location. These infrastructure improvements will help to divert traffic away from Rockville Pike towards the internal street grid which the Project helps to create.

Residents of the city and employees working in the area of the Property will benefit from the increased pedestrian connectivity between Rockville Pike and the Twinbrook Metro Station that will be provided by the Project. Specifically, the Project Plan Application includes

Resolution No. 7A-19 -6-

construction of a wide pedestrian promenade along Rockville Pike, and sidewalks along the Chapman Avenue Extension and the two new east-west streets to create attractive, safe, and walkable linkages between Rockville Pike and the Twinbrook Metro Station. The Project Plan Application also reserves space within the Property to allow for a potential new connection to the Metro Station from Building 7 should the City and/or Applicant obtain approval from WMATA and CSX to construct this pedestrian connection. Additionally, the development of a variety of residential, office, fitness, grocery, restaurant, retail, and entertainment uses at the Property will deliver the critical mass and diversity of uses necessary to further the economic vitality of this transit-oriented location.

The Project Plan Application also increases green space, open area, and public use space through the creation of a central park framed by the Chapman Avenue Extension and Festival Street, along with rooftop courtyards on many of the buildings proposed, which will benefit the health and welfare of persons residing or working in the neighborhood of the Project. The Project Plan Application also includes a linear park with two separate dog parks (one intended primarily for large dogs and one intended primarily for small dogs), a meandering path approximately one-quarter of a mile long surrounded by extensive natural style landscaping, and multiple train viewing areas from within the safety of the park. The proposed design includes a landscape buffer along Rockville Pike coupled with street trees and ground plantings along the Chapman Avenue Extension and the two new east-west streets. These plantings will provide shading and will transform this corridor into a visual amenity. The Project will also vastly improve the current functioning of the Property from an environmental perspective, by complying with the City's green building standards, enhancing the experience of area residents, workers, and visitors of the Project, as well as complying with the City's Forest and Tree Preservation Ordinance and stormwater management requirements.

As such, the Mayor and Council finds that the Application will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed development.

4. The Application will not be in conflict with the Master Plan: The Property is subject to the Rockville Pike Plan adopted by the Mayor and Council on August 1, 2016. The Project Plan Application satisfies both the general corridor planning principles and the principal land use recommendations for the Property identified in the recently approved Rockville Pike Plan. The Property is located in the South Pike area of the Rockville Pike Plan, which is recognized as

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www.call811.com or http://www.missutility.net
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The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com

Our Site Set on the Future.

PREPARED FOR:
1592 ROCKVILLE PIKE LLC
301-986-7737
CARLOS L. HEARD

DESIGN CONSULTANTS:

ARCHITECTS:
TORTI GALLAS + PARTNERS
HOK

ATTORNEY:
LINOWES & BLOCHER

LANDSCAPE ARCHITECT:
MAHAN RYKIEL

TRAFFIC ENGINEER:
WELLS + ASSOCIATES

LIGHTING CONSULTANT:
MCLA ARCHITECTURAL LIGHTING

ENGINEER/PLANNER:
VIKA MARYLAND, LLC

REVISIONS	DATE
INITIAL SUBMISSION	2020-0129
AGENCY DRC RESPONSE	2020-0515
AGENCY DRC RESPONSE	2020-0622
AGENCY DRC RESPONSE	2020-0720

TWINBROOK QUARTER
4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 216NW06 &217NW06
TAX MAP:GR561

PLAN APPROVALS

PROFESSIONAL SEAL
STATE OF MARYLAND
JAGDISH C. MANDAVIA
No. 20776
REGISTERED PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
JAGDISH MANDAVIA LICENSE No. 20776
EXPIRATION DATE MARCH 22, 2021

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DRAWN BY: SDG
DESIGNED BY: ID/LA
DATE ISSUED: 01/24/2020
VIKA PROJECT VM1625P
DRAWING NO.
SHEET NO. SP-2A

Approved Resolution (ENTER PROJECT NUMBER)

having "the greatest potential to receive the bulk of the population growth within the corridor, as well as a significant portion of the City's population growth, over the next few decades," as well as "the most potential to transform from a commercial suburban development pattern into an urban center, complementing Rockville Town Square to the north." (p. 1-7). The Rockville Pike Plan designates the portion of the Property between Halpine Road and Congressional Lane (1580 – 1616 Rockville Pike) for Core (transit-oriented) land uses, while the portion of the Property north of Congressional Lane is designated for Corridor (mobility-oriented) land uses. The Project is designed to leverage the Property's transit-oriented location to allow for an active urban mixed-use redevelopment, which is consistent with the Rockville Pike Plan "vision … for a livable, desirable, and economically vibrant environment defined by thoughtful urban design, multi-modal transportation, active public spaces, and green spaces." (p. 4-21).

The Project complies with the Rockville Pike Plan's general corridor planning principles and principal land use policies as follows:

- *Attractive and inviting community design and development.* (p. 3-2)

The Rockville Pike Plan emphasizes a "coherent relationship among the buildings, transportation infrastructure, and open spaces, in a manner that creates an attractive and inviting community." (p. 3-2). The Application will transform this underutilized asset of single-story retail and surface parking uses into a transit-oriented core redevelopment that is attractive and pedestrian-friendly for residents, employees, patrons, and the general public. The Project Plan Application achieves the Rockville Pike Plan vision by bringing buildings closer to the street with façade improvements, reducing the prominence of surface parking, and creating green areas and public gathering spaces.

- *Mixed uses and mixed-income new neighborhoods.* (p. 3-2)

As noted, the Project includes a diverse mix of uses – residential, office, fitness, grocery, restaurant, retail, and entertainment venue. 15% MPDUs are proposed, which meets the City's requirement of 15% for projects located in the MXTD Zone. While the ultimate mix of residential unit types is still to be determined with each site plan application for residential uses, it is expected that the Project will include studios, one-, two-, and three-bedroom units, to accommodate residents of a mix of incomes and living situations.

- *Inviting conditions for walking and biking.* (p. 3-2)

The Project Plan Application will transform what is currently a retail strip, with vast amounts of surface parking, into a new community based upon creation of a street network of new north-south

and east-west connections and wider sidewalks with street trees and landscaping. In addition, a dual bikeway is proposed along the Rockville Pike frontage, a bike lane is proposed along the north side of Halpine Road, and shared travel lanes indicated by sharrows are proposed along Chapman Avenue Extension, Congressional Lane Extension, and Festival Street. The sharrow lane is a marked shared travel lane that will accommodate both bicycles and vehicles together using a wider travel lane. While bike lanes along Chapman Avenue Extended are consistent with the recommendation of the City's 2017 Bikeway Master Plan, both bike lanes and sharrows would accommodate bicycles along this street and both are consistent with the Business District Class II roadway Road Code requirements. The Planning Commission recommended that the Project Plan Application be approved with the sharrows. The Commission agreed with the applicant's vision for this street and found that through bike traffic can be accommodated along Rockville Pike and other nearby streets. The Mayor and Council recognize that both bike lanes and sharrows would be consistent with the requirements and agrees with the Planning Commission's findings and conclusions and hereby approves sharrows along Chapman Avenue Extended.

- *Appealing parks and public open spaces for community gathering and activity.* (p. 3-2)

The Project Plan Application includes a central park in excess of one-acre in size framed by Chapman Avenue Extension and Festival Street. Further, the internal street network to be created (the Chapman Avenue and Congressional Lane Extensions, as well as Festival Street) and the Rockville Pike frontage will be improved with wide sidewalks, street trees, and other landscaping features, all furthering the pedestrian experience. The Project Plan Application also includes a linear park with two separate dog parks (one intended primarily for large dogs and one intended primarily for small dogs), a meandering path approximately one-quarter of a mile long surrounded by extensive natural style landscaping, and multiple train viewing areas from within the safety of the park. The linear park is easily accessed by the public via landscaped sidewalks on the north side of Building 5 and the south side of Building 7 (at either end of the park), via both courtyard parks, and it will be directly accessible to the residents of Buildings 5, 6, and 7.

- *Environmentally friendly and sustainable.* (p. 3-3)

The Property is currently comprised almost entirely of barren impervious surfaces, with limited stormwater management controls, mostly in the form of surface parking. The Project will vastly improve the current functioning from an environmental perspective, by complying with the City's

green building standards, enhancing the experience of area residents, workers, and visitors of the Project, as well as complying with the City's Forest and Tree Preservation Ordinance and stormwater management requirements. The Project Plan complies with Chapter 5, Article XIV of the City Code, which identifies the City's Green Building Regulations.

- *An urbanizing corridor, distinct from Rockville's suburban development.* (p. 3-3)

The Property is located adjacent to the Twinbrook Metro Station and proposes a density and intensity that is appropriate for such a locale. The Project proposes a vibrant transit-oriented development with a mix of uses and amenities for residents, shoppers, workers, and visitors to Rockville that will help to establish a distinctive urban character for the Rockville Pike Corridor. The inclusion of activating ground-floor uses and public use space at the Property will help to improve the appearance and economic success of the Rockville Pike Corridor. The Project will be both functional and compatible with nearby development as envisioned by the Rockville Pike Plan.

- *Access and movement choices for all travel modes that provide connections within the corridor and with surrounding areas.* (p. 3-3)

The construction of Chapman Avenue Extension running north-south through the Property parallel to Rockville Pike, as well as construction of two new east-west streets through the Property (Festival Street and Congressional Lane Extension), will create new vehicular and pedestrian linkages along Rockville Pike, and will help the City to create a true street grid in this South Pike location.

- *Safe and accessible pedestrian and biking infrastructure and experience.* (p. 3-4)

The pedestrian environment will be vastly improved along the Rockville Pike frontage, with new pedestrian sidewalks provided along all of the internal streets to be constructed (Chapman Avenue Extended, Congressional Lane Extended, and Festival Street) and a pedestrian promenade along Rockville Pike. Additionally, a bike lane is proposed along the north side of Halpine Road, along with shared travel lanes marked by sharrows along Chapman Avenue Extended, Congressional Lane Extended, and Festival Street. The Project Plan Application also includes a buffered 10-foot wide dual bikeway and a 20-foot wide landscaped sidewalk along Rockville Pike that will enhance pedestrian and bicycle circulation patterns in the city.

- *Smooth and safe vehicular flow.* (p. 3-4)

The Project will reduce the amount of existing curb cuts along the Property's Rockville Pike frontage in an effort to address traffic safety concerns reflected in the Rockville Pike Plan. The Project is consistent with the goal of eliminating traffic fatalities and serious injuries as embodied in Vision Zero. More specifically, the Project prioritizes the safety of all individuals traveling to and from the Property through the creation of a pedestrian-friendly environment. The Project Plan Application includes street network enhancements and intersection improvements to facilitate smoother and safer vehicular flow. Between the northern boundary of the Property and Halpine Road, there are seven existing curb cuts along Rockville Pike. The Project Plan Application maintains approximate locations of two existing curb cuts and proposes two in addition, thereby reducing the total number of curb cuts from seven to four.

- *Retention and attraction of a diverse retail community.* (p. 3-5)

By redeveloping this outdated retail strip into residential, office, grocery, retail, restaurant, and entertainment uses, the Project provides an optimal environment to attract successful national and local retailers and other excellent business and residential end users.

- *City support for successful development.* (p. 3-5)

The Rockville Pike Plan recognizes that "the highest density in the Plan Area should be closest to the Twinbrook Metro Station" under the rationale that "[c]oncentrating development near transit and other existing infrastructure has environmental and economic benefits." (p. 3-5). Consistent with this policy, the Project provides increased heights and densities at this urban core location that is in close proximity to the Twinbrook Metro Station. This Project Plan Application helps to reduce the use of automobiles to and from the Property by replacing a large amount of surface parking with a pedestrian-friendly transit-oriented development containing an energetic mix of uses and public amenities. The Project Plan Application allows for the continued revitalization of the Rockville Pike Corridor and will support and increase the City's tax base.

- *Promote development that improves environmental conditions.* (p. 4-39)

The Property is currently comprised almost entirely of mostly barren impervious spaces, the vast majority of which is asphalt for surface parking lots, with limited stormwater management controls. The Project Plan Application includes stormwater management features that implement stormwater management with a combination of structural water quality devices, as well as environmental site design to the maximum extent practicable (ESD to the MEP), and will transform what is essentially an 18+-acre strip of untreated imperviousness into a more pervious

space complete with landscaping, street trees, microbioretention facilities, and other environmental features.

- *Strategically locate and right-size parking.* (p. 4-40)

The Rockville Pike Plan (i) recommends, wherever possible, locating parking in structures behind or under buildings to minimize visual impact, (ii) promotes on-street parking as a means of slowing traffic and becoming part of the pedestrian realm, and (iii) encourages shared parking arrangements as a basis for reducing the amount of parking that is required. The Project Plan Application reduces the minimum parking required by approximately 43% in recognition of the trend that the Rockville Pike Corridor will become less reliant on automobiles and more urban and multi-modal over time. Since this Project will be phased over a long-term horizon, the constrained parking policy proposed by the Project Plan Application provides the necessary flexibility for a successful transit-oriented development that is market responsive at this important location along the Rockville Pike Corridor.

As such, the Mayor and Council finds that the Application will not be in conflict with the Plan.

5. <u>The Application 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</u>: The Project satisfies the City's Adequate Public Facilities Ordinance ("APFO") found at Section 25.20.01 et seq. of the Zoning Ordinance, and the accompanying Adequate Public Facilities Standards ("APFS"). With regard to transportation, the Applicant's infrastructure improvements, including enhancing the street grid and other mitigation measures, will reduce the transportation impact of the Project as required by the APFO, APFS, and Comprehensive Transportation Review ("CTR") requirements. A Transportation Demand Management ("TDM") plan is being developed in order to realize a Transit-Oriented Area ("TOA") credit of 35 percent. The TDM plan will include the following four basic elements: (1) Education and Information, (2) Parking Management, (3) On-Site Construction, and (4) Commuter Assistance Programs. The proposed design includes a mix of complementary land uses, pedestrian-scale blocks, and pedestrian-scale intersections within close proximity to Metro and bus services. This transit-oriented, pedestrian-friendly, compact, mixed-use development reduces peak hour and daily vehicle-trips and total vehicle-miles traveled, compared to the same level of development if located in a suburban area that is not served by transit.

With regard to public schools, the Property is located in two school clusters. The portion of the Property south of Congressional Lane is located within the Walter Johnson school cluster, and the area north of Congressional Lane extended is located within the Richard Montgomery school cluster. Pursuant to Section I.C.B of the APFS, the Project Plan Application is exempt from the school capacity requirements test because the Project is: (1) a Champion Project; (2) the residential portion of the Project Plan Application includes only multi-family high-rise residential units; (3) the residential portion of the Project Plan Application will be constructed over multiple phases over the course of ten (10) or more years from the date of Project Plan Application approval; and (4) the Project Plan Application includes more than one (1) non-residential use and at least one half (1/2) acre of contiguous public use space.

With regard to water and sewer facilities, the Project Plan Application received Water and Sewer Authorization approval from the Department of Public Works ("DPW") for connection to the City's water and sanitary sewer systems. In accordance with the Water and Sewer Authorization approval, the Project includes construction of a network of water and sanitary sewer infrastructure to serve the development, and phased off-site improvements to mitigate the capacity deficiencies created as a result of increased demand generated by Twinbrook Quarter.

As such, the Mayor and Council finds that the Application 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.

6. <u>The Application will not constitute a violation of any provision of the Zoning Ordinance or other applicable law</u>:

The Property is zoned MXTD, which permits all of the uses proposed for the Project. Furthermore, as shown on the Project Plan Cover Sheet No. PP-1, the Application satisfies the development standards for the MXTD Zone as detailed in Sections 25.13.05(b)(1) and 25.13.05(b)(2) of the Zoning Ordinance. The Project satisfies the "Special Design Regulations" for the MXTD zone established in Section 25.13.07(a) of the Zoning Ordinance.

The Project Plan Application included several waivers of the development standards for the MXTD zone, as described in greater detail below:

a. Parking Reduction

Section 25.16.03.f of the Zoning Ordinance states that "[i]n 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 standard shown in the [table of space requirements]". The Applicant seeks a reduction pursuant to Section 25.16.03.h.1 of the Zoning Ordinance to permit 43% fewer parking spaces than would otherwise be required for the Project.

Pursuant to Section 25.16.03.h.1, during review of a Project Plan Application in the MXTD Zone the Mayor and Council has the authority to reduce the required number of parking spaces to be constructed provided that one or more of the following criteria are satisfied:

(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.

(b) There are three (3) or more bus routes in the immediate vicinity of the building or buildings.

(c) There is a major public parking facility available to the public within 1,000 feet of a building entrance.

(d) Where the size of the lot is so small that meeting the parking requirement would prevent redevelopment.

(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.

The Planning Commission found that the requested parking reduction was justified at its February 27, 2019 meeting. The Mayor and Council finds that the Project satisfies four of these criteria identified above ((a), (b), (c), and (f)) as follows:

(a) A major point of pedestrian access to the Project is located approximately 600 feet from an entrance to the Twinbrook Metro Station. Furthermore, the entire Property is located within a quarter-mile radius of the Twinbrook Metro Station.

(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.

(c) A WMATA public parking facility fewer than 1,000 feet from a proposed building entrance to the Project has recently been constructed, and contains over 1,000 parking spaces, the vast majority of which are unused on evenings and weekends. Further, currently there is no charge for the WMATA spaces on federal holidays and Sundays.

(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. Alternative transportation modes such as Uber, ZipCar, Capital Bikeshare, and other forms of ride-sharing are rapidly gaining prevalence, and it is expected that usage of these alternatives will only continue to increase, particularly in urban, transit-proximate areas such as this. For these reasons, while it is highly unlikely that there would ever be spillover parking from the Project into neighboring sites, to the extent that any spillover did occur, it would likely occur at the adjacent WMATA public parking facility. Spillover parking will likely not occur in any residential neighborhoods, as the nearest neighborhood is on the opposite side of the CSX/WMATA railroad tracks from the Project, and there is no east-west vehicular connectivity across the tracks in the vicinity of the Project or the nearest residential neighborhood.

As such, the Mayor and Council finds that the Application satisfies all of the requirements necessary to grant a parking reduction and hereby grants, pursuant to Section 25.16.03.h.1, a reduction in the amount of parking to permit 43% fewer parking spaces than would otherwise be required for the Project.

b. Retail Floor Area

In accordance with Section 25.13.05(c)(6)(b) of the Zoning Ordinance, the Project Plan Application includes a request to allow for retail commercial uses by a single tenant occupying more than sixty-five thousand (65,000) square feet of floor area at the ground level of Building "1". The Mayor and Council approves the request since the Project Plan Application qualifies as a Champion Project, subject to the following conditions of approval: (i) Each of the exterior walls at the ground level, along any public street or way, must be activated with points of access for street-fronting retail, restaurants and/or service establishments that contribute to a vibrant walkable environment; and (ii) The building design must be consistent with the additional design guidelines set forth in Section 25.13.06. At the time of future site plan applications for the Project, the Applicant must demonstrate compliance with each of these conditions of approval.

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

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

VIKA MARYLAND, LLC
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Germantown, MD 20874
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DESIGN CONSULTANTS:

ARCHITECTS:
TORTI GALLAS + PARTNERS
HOK

ATTORNEY:
LINOWES & BLOCHER

LANDSCAPE ARCHITECT:
MAHAN RYKIEL

TRAFFIC ENGINEER:
WELLS + ASSOCIATES

LIGHTING CONSULTANT:
MCLA ARCHITECTURAL LIGHTING

ENGINEER/PLANNER:
VIKA MARYLAND, LLC

REVISIONS	DATE
INITIAL SUBMISSION	2020-0129
AGENCY DRC RESPONSE	2020-0515
AGENCY DRC RESPONSE	2020-0622
AGENCY DRC RESPONSE	2020-0720

TWINBROOK QUARTER

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 216NW06 &217NW06
TAX MAP:GR561

PLAN APPROVALS

PROFESSIONAL SEAL
STATE OF MARYLAND
JAGDISH C. MANDAVIA
No. 20776
REGISTERED PROFESSIONAL ENGINEER

Jagdish 07/22/2020

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
JAGDISH MANDAVIA LICENSE No. 20776
EXPIRATION DATE MARCH 22, 2021.

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DESIGNED BY: ID/LA
DATE ISSUED: 01/24/2020

VIKA PROJECT VM1625P

DRAWING NO.

SHEET NO. SP-2B

Attachment 1.A.c: Site Plan (3224 : STP2020-00401 Twinbrook Quarter)

Approved Resolution (ENTER PROJECT NUMBER)

The Project satisfies all other applicable City laws. The Project provides 15% MPDUs, which satisfies the requirements of Chapter 13.5 of the City Code. The Project's Pre-Application Stormwater Management Concept Package satisfies the requirements of Chapter 19 of the City Code by providing environmental site design to the maximum extent practicable (ESD to the MEP), utilizing green roofs and bio-planters, and stormwater management vaults and fee-in-lieu to satisfy the remainder of the stormwater management requirements. The Project satisfies the afforestation requirements of Chapter 10.5 of the City Code through a mix of on-site plantings and fee-in-lieu. The Preliminary Forest Conservation Plan submitted with the Project Plan Application demonstrates compliance with these requirements. The Project Plan Application also satisfies the green building regulations contained in Chapter 5 of the City Code. The Project will meet the City's energy conservation standards contained in Chapter 5 of the City Code. The Concept Landscape Plan demonstrates the manner in which the Project satisfies the landscaping requirements contained in the City's Landscaping, Screening and Lighting Manual. In summary, the Project Plan Application will provide a vast improvement to the environment through the build-out of Twinbrook Quarter.

As such, the Mayor and Council finds that the Application will not constitute a violation of any provision the Zoning Ordinance or any other applicable law.

7. The Application will not adversely affect the natural resources or environment of the City or surrounding areas:

The Property has few natural resources and no environmental areas on site, and, accordingly, redevelopment will not impair any existing natural resources or other environmental resources. Rather, the Project will improve the local environment by installing a modern stormwater management system, vegetation, and tree cover far in excess of what currently exists on the Property.

In accordance with Section 10.5-22(d)(4) of the City Code, the Project Plan Application requests a minimum tree cover of five (5) percent of the Project's tract area. The Mayor and Council approves the Applicant's request and hereby establishes that the Project Plan Application, as a Champion Project, will be required to provide a minimum tree cover of five (5) percent of the Project's tract area.

As such, the Mayor and Council finds that the Application will not adversely affect the natural resources or environment of the City or surrounding areas.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF ROCKVILLE, MARYLAND, that the Project Plan Application PJT2018-00011, be and the same is hereby approved, in accordance with the following terms, conditions and limitations:

1. For the purposes of this Resolution, the approved Project Plan means this Resolution and all Exhibits to this Resolution listed below and attached hereto, including notations, references, descriptions and writings on the Exhibits:

- Exhibit A – Project Plan Cover and Concept Site Development Plan, dated October 25, 2018
- Exhibit B – Conceptual Phasing Plan, dated October 25, 2018
- Exhibit C – Public Use/Open Area Plan, dated October 25, 2018
- Exhibit D – Proposed Street Sections, dated October 25, 2018
- Exhibit E – Preliminary Forest Conservation Plan dated April 24, 2019

2. The proposed development must be designed in a manner generally consistent with the concept design and associated exhibits of the Project Plan Concept. This includes the proposed maximum density table provided on the Project Plan Concept cover page. These numbers are maximums and in no way absolve the Applicant from demonstrating that the specific terms of all applicable City Ordinances can be met during each site plan submission, except as otherwise outlined within the approval resolution.

3. The proposed development must be generally consistent with the Conceptual Phasing Plan, with the understanding that Phase 1 and Phase 2 which may themselves contain multiple phases, are specifically defined at this time and the sequence of future phases may change.

4. That additional information from the Applicant be provided so that a final determination relative to historic review may be made in accordance with Sec. 25.07.02.a.4(c) at the site plan phase.

5. The Applicant must comply with the Preliminary Forest Conservation Plan (PFCP) approval letter dated April 24, 2019.

a. The site is required to show afforestation mitigation of 15% of the Property for the entire site, less area already subject to the FTPO, per FTP2010-00001.

i. A request for fee-in-lieu, accompanied by a letter of justification was approved, per Section 10.5-24.(a)(1)iv. The site is required to plant 40% of afforestation square

footage per City standards. The Applicant may pay up to 60% of the requirement as fee-in-lieu payment.

b. The project is required to provide mitigation to compensate for all significant tree removals on the entire site. The replacement requirement is thirty-two (32) trees.

i. Any replacement trees shown within proposed stormwater management planters are subject to the approval by the City Forester or designee and DPW.

ii. Significant Replacement tree planting may include planting within private courtyards open at least on one side, on building podiums open at least on one side (i.e.: above grade courtyards) and on ground level locations over below-grade garages or stormwater structures; all with adequate soil volume as approved by the city.

6. The Applicant must replace credit shown on FTP2010-00001 with onsite plantings, not with fee-in-lieu.

7. Beginning with the first site plan submission, the Applicant must submit a Final Forest Conservation Plan (FFCP) which meets the minimum requirements approved with the PFCP plan for the proposed limits of the site plan. Plantings for each site plan will occur during the relevant construction phase or within the next growing season. The fee-in-lieu for afforestation may be paid in installments during the build out of the project. The monetary contribution to be paid for each installment will be determined at the time of each site plan. Each respective installment payment will be based on the proportional amount of square footage of land area being developed with each site plan, regardless of the amount of forestry planting to be installed with the specific phase. The amount of each respective installment payment will be calculated in accordance with the rates in effect in the Forest Conservation Manual at the time the site plan is approved. At each site plan, the respective payment due must be paid prior to the issuance of any forestry permit. At the final phase, if the applicant provides a site plan that requires less fee-in-lieu than the maximum determined at PFCP, the payment for the final phase will receive the adjustment.

8. The Applicant must obtain a Maryland Department of Natural Resources Roadside Tree Permit for the removal of trees within the MD 355 right-of-way and provide that permit and all associated correspondence with MD DNR to the City.

9. At the time of each site plan submission, the Applicant must submit a landscape plan for that subject property consistent with all City ordinances, the Project Plan Application and this Resolution.

10. The Applicant must construct the extension of Chapman Avenue, Halpine Road, Congressional Lane, private Festival Street, private alley and Rockville Pike and construct all public improvements within the Property per City standards and specifications, except as otherwise approved or waived. Minor deviations from the approved cross-sections require approval from the Director of Public Works at the site plan phase. The right-of-way for all public roads within the Property must be dedicated to public use and be reflected on a Final Record Plat to be reviewed by staff and approved by the Planning Commission and other approving agencies having an interest in the right-of-way dedication.

11. Street cross-sections:

a. Chapman Avenue

i. The street cross-section and right-of-way dedication for Chapman Avenue Extended must comply with the following: a 76-foot wide right-of-way, and a two-lane roadway consisting of a 10-foot sidewalk, a 7-foot landscaped buffer, 7-foot parallel parking and no more than 14-foot shared travel lane that includes a "sharrow."

b. Halpine Road

i. The proposed street cross-section for Halpine Road must comply with the City's Business District Class I roadway standard and the adopted *Bikeway Master Plan* recommendations.

ii. The Applicant must dedicate 12 feet of right-of-way along the entire Halpine Road property frontage between Chapman Avenue and Rockville Pike, and reconstruct and improve Halpine Road from the south Property line to the southern edge of the existing Halpine Road pavement.

c. Congressional Lane

i. The street cross-section for Congressional Lane must comply with the City's Business District Class II roadway standard.

ii. The Applicant must dedicate 87 feet of right-of-way and construct Congressional Lane extended from Chapman Avenue extended to Rockville Pike.

iii. The proposed 11-foot center turn lane will be further evaluated at the applicable site plan phase and a determination made whether a turn lane or median is installed.

d. Festival Street (Private Road)

i. The street cross-section for private Festival Street must comply with the City's Business District Class II roadway standard (modified by eliminating parking on one side and adding a center turn-lane/median) and be a consistent easement width from Chapman Avenue extended to Rockville Pike.

ii. The Applicant must dedicate a consistently wide public access easement that is 80-feet wide and construct Festival Street from Chapman Avenue extended to Rockville Pike.

iii. The proposed 11-foot center turn lane will be further evaluated at the applicable site plan phase and a determination made whether a turn lane or median is installed.

e. Private Alley

i. The cross-section for the private alley must comply with the City's Alley roadway standard.

ii. The Applicant must dedicate a 24-foot wide public access easement and construct the private alley from Chapman Avenue extended to Rockville Pike.

f. Rockville Pike

i. The Applicant must dedicate to public use any property along the Property frontage that lies within 103 feet from the existing roadway center, of which approximately 42 feet is located beyond the existing SHA right-of way. The dedicated area provides for the planned Bus Rapid Transitway (BRT) and a buffered dual 10-foot wide bikeway and 20-foot wide landscaped buffered sidewalk as required and specified by both the approved and adopted *Rockville Pike Neighborhood Plan* and *Bikeway Master Plan*.

ii. The Applicant must construct the buffered dual bikeway and buffered 10-foot wide sidewalk prior to buildout of each site plan encompassing that portion of Rockville Pike.

iii. For the proposed access points along Rockville Pike, the applicant must fully meet and satisfy SHA's requirements and must construct all required and needed improvements per SHA standards.

12. Mayor and Council approval of the Project Plan Application does not constitute approval of the Grade Establishment for all proposed roads, including private Festival Street. The

Grade Establishment for the proposed roads must be submitted for review with the first phase site plan submission and must be approved prior to the first phase site plan approval.

13. With the submission of the site plan for the applicable phase, the Applicant must demonstrate that access to the existing Rockville Pike service drive easement and parking lot on the adjacent property to the north will be provided subject to the terms of the existing service drive easement.

14. Applicant must obtain all necessary approvals and/or permits for all driveway access points and utility connections proposed on the Project Plan Concept from all agencies with jurisdiction including MDSHA and the City of Rockville.

15. Applicant must install all necessary public improvements, including but not limited to street trees, streetlights, street light conduit, and traffic signals in accordance will 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.

16. Comply with the conditions of DPW's Pre-Application SWM Concept Approval Letter dated February 4, 2019.

17. Comply with the conditions of DPW's Water and Sewer Authorization Letter dated February 4, 2019.

18. 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.

19. Prior to the approval of the first phase's site plan, the Applicant must submit for the approval of DPW a redesign plan to accommodate access from the WMATA Parking Garage to Chapman Avenue. Applicant must construct the improvements with the appropriate phase as approved by the Director of Public Works.

20. Prior to the submission of the first phase's site plan to the City, Applicant must clearly identify all existing easements and restrictions on the Property and clarify whether the easements will remain or be extinguished upon the complete build-out of the Project. The Mayor and Council must authorize the termination of any existing easement that is dedicated to the City of Rockville. If any existing easement is granted to an entity other than the City of Rockville, Applicant must submit plans for work within the easement to Grantee for review. Any proposed development activity within an existing easement will require the permission of the Grantee or the extinguishment of the easement. Written permission must be obtained prior to the submission of the site plan phase applicable to the easement.

21. Applicant must construct all necessary public infrastructure to support each phase's site plan, including the dedication of right-of-way. Prior to the submission of a site plan that proposes dead-end roadways, the Applicant must submit to the DPW for approval by the Director, a plan demonstrating how roads will terminate when the full road is not constructed in a site plan.

22. With each site plan, the Applicant must submit a phasing plan for pedestrian access, construction access, staging and parking for review and approval by the DPW. The phasing plan must demonstrate how the remaining surface parking lots and existing uses of the Property will integrate with the proposed development.

23. Prior to the signature approval of the submitted Project Plan Application, the Applicant must prepare and submit a Trip Reduction Agreement, approved by City staff. The agreement will establish the goal of reducing single occupant vehicles by 40% during the AM, PM, and Saturday Peak hours at the full build-out for the entire development. The total development on the Property will be limited to a mix of allowed uses and intensities that with the assumed/allowed 40% peak trip reduction, will generate (sum of all driveway counts) no more than 993 (828 new + 165 existing), 2,095 (1197 new + 635 existing + 84+179 pass-by), and 2,186 (1202 new + 756 existing + 83+145 pass-by) vehicle trips during the AM, PM, and Saturday peak hour, respectively, at the build-out or at any subsequent site plan submittals.

24. The appropriate trip reduction strategy(s) from the list included in the executed Trip Reduction Agreement will be determined at each Site Plan approval. The Applicant must submit recent driveway counts at site plan submission.

25. As part of the first site plan submission or earlier:

a. The Applicant must submit full signal warrant studies for full build-out, including weekdays and Saturdays, conducted in accordance with the City requirements using the same trip distribution applied in the August 2018 study, or using a modified distribution approved by the Director of Public Works, and per MD MUTCD procedures and standards for the following intersections:

i. Chapman Avenue at Halpine Avenue
ii. Chapman Avenue at Thompson Avenue
iii. Chapman Avenue at Bouic Avenue
iv. Festival Street and MD 355

For any deemed warranted location, if approved by MDOT/SHA if MDOT/SHA approval is required, and prior to issuance of any occupancy permits, the Applicant must submit design drawings for the warranted signal(s) and fully bond the entire cost for the installation of the new traffic signal with all necessary geometric and signage modifications per the City standards and specifications. The Applicant must install the signal(s) prior to issuance of the occupancy permit of the site plan triggering the warrant.

b. The Applicant must analyze the following intersections for full build-out conditions and for weekdays and Saturday to determine if any phasing pattern modifications are needed:

i. Rockville Pike (MD 355) at Halpine Road
ii. Rockville Pike (MD 355) at Congressional Lane

If it is determined that signal modifications are warranted, prior to issuance of any occupancy permit, the Applicant must prepare and submit revised signal plans along with any additional required improvements, and fully bond the entire cost of required traffic signal(s) phasing modifications with all necessary geometric and signage modifications per MDOT/SHA standards and specifications. The Applicant must complete the required modifications, if approved by MDOT/SHA if MDOT/SHA approval is required, prior to issuance of the occupancy permit of the site triggering the need to modify the signal phasing.

c. The Applicant must submit a detailed queue length analysis for all approach movements and for the projected AM, PM and Saturday peak hours vehicle trips as reported in the August 2018 study for the following intersections:

i. Halpine Road/Chapman Avenue

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

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TWINBROOK QUARTER

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 216NW06 &217NW06
TAX MAP:GR561

PLAN APPROVALS

PROFESSIONAL SEAL
STATE OF MARYLAND
JAGDISH C. MANDAVIA
No. 20776
PROFESSIONAL ENGINEER
REGISTERED
Jagdish 07/22/2020

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
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VIKA PROJECT VM1625P

DRAWING NO.

SHEET NO. SP-2C

Approved Resolution (ENTER PROJECT NUMBER)

ii. MD 355/Halpine Road (turn queue)

iii. MD 355/Congressional Lane (turn queue)

Prior to issuance of any occupancy permit and for any movement at the intersections listed above where the projected turn queue exceeds the available storage, if approved by MDOT/SHA if MDOT/SHA approval is required, the Applicant must identify and submit for approval appropriate mitigation measure design plans, and construct and/or install the approved improvements when deemed needed by the City, or at the build-out, whichever occurs first.

26. The appropriate road and street network, including bicycle and access accommodation shown on the approved Project Plan Concept and as modified by DPW, including bicycle facilities per the 2017 Bikeway Master Plan, will be determined at each site plan approval. The Applicant must design, construct, and have them open to traffic prior to issuance of the occupancy permit for any part of the development contained within the site plan.

27. The Applicant must construct the 20-foot wide pedestrian walkway/tree lawn and 10- foot wide bike facility along the entire Property's frontage with Rockville Pike as shown on the approved plans, and per the City's requirements and standards. Construction must occur commensurate with the build-out of each site plan encompassing that portion of Rockville Pike.

28. With each subsequent site plan, the Applicant must provide short-term and long-term bike racks/storage as required by the Zoning Ordinance.

29. The Applicant must pay the City's Transportation Improvement Fee as provided in the Comprehensive Transportation Review (CTR). The one-time fee is equal to $1.50 per square foot of net new gross floor area for commercial uses and $900 per unit of multi-unit residential development. The fee will be due before the building occupancy permit is issued and will be at the rate applicable at the time of payment.

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

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

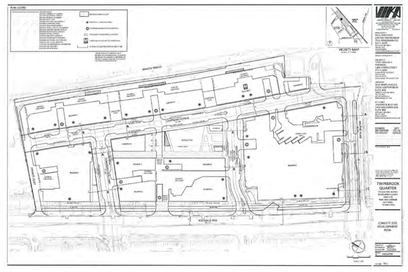
The signing and pavement marking plans must be submitted to DPW and approved by the Chief of Traffic and Transportation Division prior to each building permit. The approved plan must be included in the signature set.

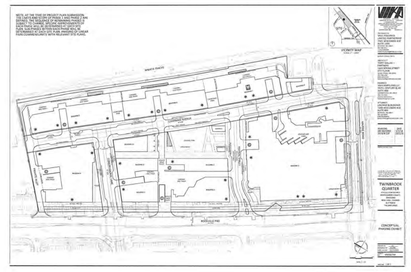
32. In accordance with Section 25.07.07.18(a) of the Zoning Ordinance, a site plan application implementing a portion of Phase 1 of the Project Plan Application must be filed within twelve (12) months of the date of this resolution. The implementation period for all other portions of the Project Plan Application will remain valid for thirty (30) years from the date of this Resolution.

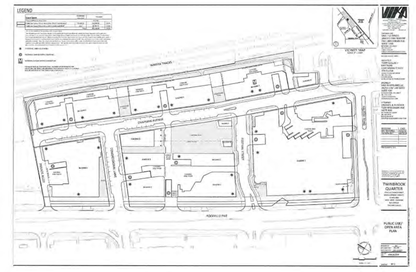
****

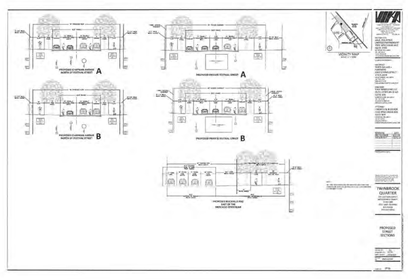
I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Mayor and Council at its meeting of April 29, 2019.

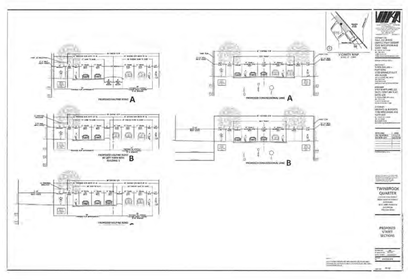
Sara Taylor-Ferrell, City Clerk/Director of Council Operations

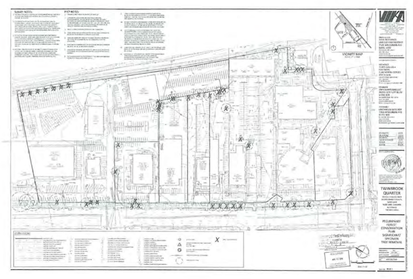


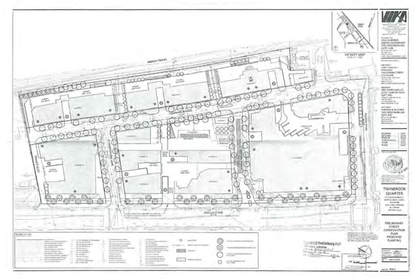


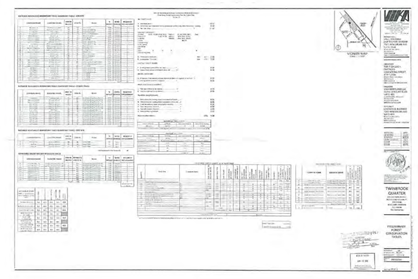












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LAYOUT: SP-2D, Plotted By: Duke

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com

Our Site Set on the Future.

PREPARED FOR:
1592 ROCKVILLE PIKE LLC
301-986-7737
CARLOS L. HEARD

DESIGN CONSULTANTS:

ARCHITECTS:
TORTI GALLAS + PARTNERS
HOK

ATTORNEY:
LINOWES & BLOCHER

LANDSCAPE ARCHITECT:
MAHAN RYKIEL

TRAFFIC ENGINEER:
WELLS + ASSOCIATES

LIGHTING CONSULTANT:
MCLA ARCHITECTURAL LIGHTING

ENGINEER/PLANNER:
VIKA MARYLAND, LLC

REVISIONS	DATE
INITIAL SUBMISSION	2020-0129
AGENCY DRC RESPONSE	2020-0515
AGENCY DRC RESPONSE	2020-0622
AGENCY DRC RESPONSE	2020-0720

TWINBROOK QUARTER

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 216NW06 &217NW06
TAX MAP:GR561

PLAN APPROVALS

PROFESSIONAL SEAL

STATE OF MARYLAND
JAGDISH C. MANDAVIA
No. 20776
REGISTERED PROFESSIONAL ENGINEER

Jagdish 07/22/2020

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
JAGDISH MANDAVIA LICENSE No. 20776
EXPIRATION DATE MARCH 22, 2021

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DESIGNED BY: ID/LA
DATE ISSUED: 01/24/2020

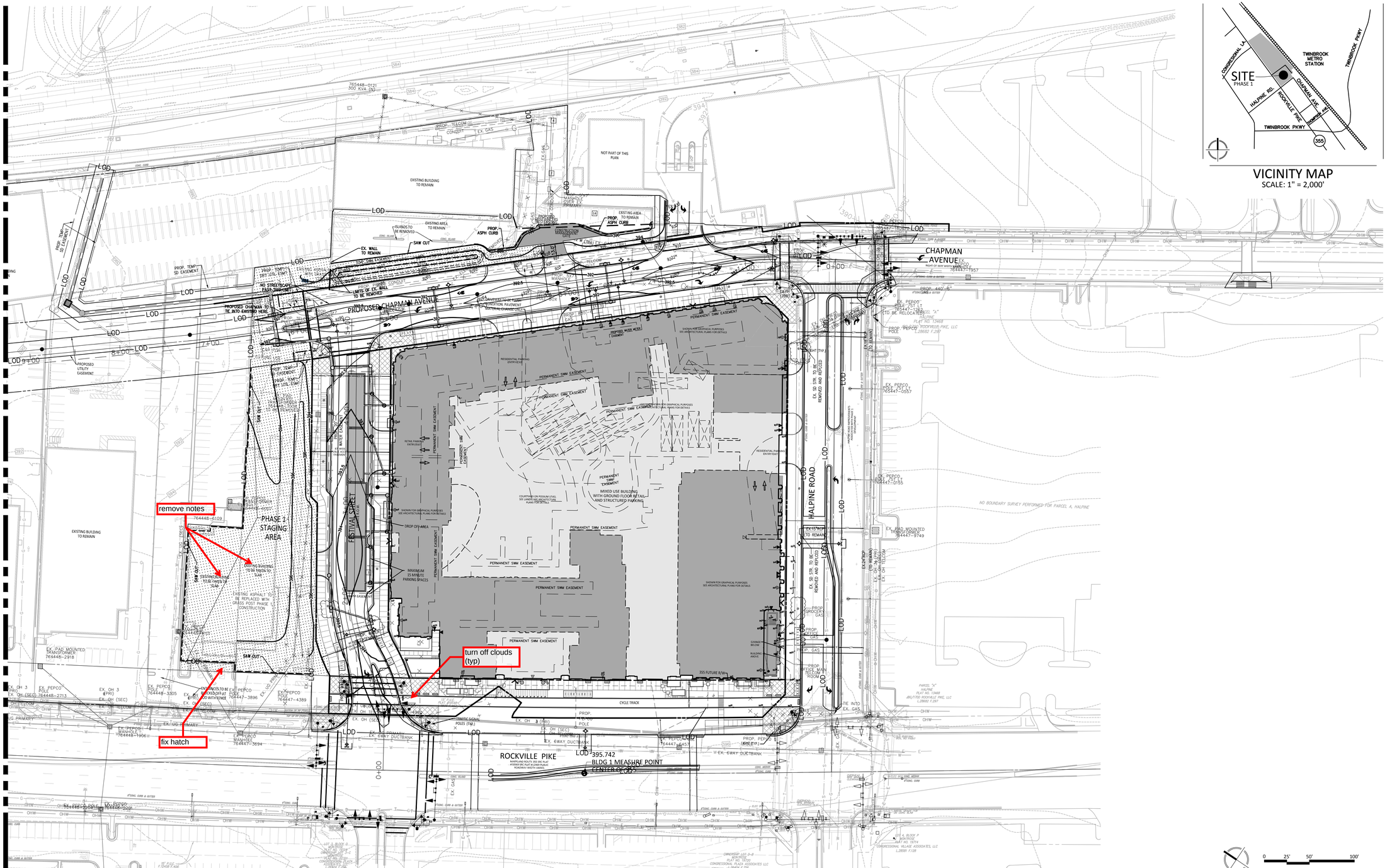
VIKA PROJECT: VM1625P

DRAWING NO.

SHEET NO. SP-2D

Attachment 1.A.c: Site Plan (3224 : STP2020-00401 Twinbrook Quarter)

SEE SHEET SP-4



SEE SHEET SP-4

VICINITY MAP
SCALE: 1" = 2,000'

PLAN LEGEND

PROPERTY LINES	PROPOSED STORM DRAIN
EXISTING CABLE TELEVISION CONDUIT	PROPOSED LIMITS OF DISTURBANCE
EXISTING ELECTRICAL CONDUIT	PROPOSED LIMITS OF WORK
EXISTING EDGE OF PAVEMENT	PROPOSED STORM WATER EASEMENT
EXISTING FENCE LINE	EXISTING SANITARY SEAMOUT
EXISTING NATURAL GAS CONDUIT	EXISTING STORM DRAIN MANHOLE
EXISTING OVERHEAD WIRES	EXISTING ELECTRICAL JUNCTION BOX
EXISTING TELEPHONE CONDUIT	EXISTING ELECTRICAL MANHOLE
EXISTING PUBLIC UTILITIES EASEMENTS	EXISTING FIRE DEPARTMENT CONNECTION
EXISTING SANITARY SEWER CONDUIT	EXISTING FIRE HYDRANT
EXISTING STORM DRAIN CONDUIT	EXISTING GAS MANHOLE
EXISTING WATER CONDUIT	EXISTING GUY POLE
PROPOSED 10' CONTOUR	EXISTING GAS VALVE
PROPOSED 2' CONTOUR	EXISTING LIGHT POLE
PROPOSED WATER LINE	EXISTING PHONE PEDESTAL
PROPOSED SANITARY SEWER WITH STRUCTURE	EXISTING PHONE MANHOLE
	EXISTING UTILITY POLE

EXISTING SANITARY MANHOLE	EXISTING ELECTRICAL TRANSFORMER
EXISTING TRAFFIC CONTROL BOX	EXISTING ASPHALT
EXISTING TRAFFIC SIGNAL POLE	EXISTING EASEMENT
EXISTING TREE	EXISTING REINFORCED CONCRETE PIPE
EXISTING CABLE TELEVISION PEDESTAL	EXISTING CORRUGATED METAL PIPE
EXISTING UNKNOWN UTILITY MANHOLE	EXISTING BUILDING RESTRICTION LINE
EXISTING WATER METER	EXISTING RIGHT-OF-WAY
EXISTING WATER MANHOLE	LIGHTING LOCATIONS
EXISTING WATER VALVE	BUILDING HEIGHT MEASURING POINT
EXISTING BOLLARD	PROPOSED BIKE RACKS
EXISTING SIGN POST	PROPOSED PARKING LABELS
EXISTING WOOD POST	
EXISTING INLETS	PROPOSED FIRE HYDRANT
EXISTING CURB INLET	ENTRY POINT
EXISTING CONCRETE	ACCESSIBLE ENTRY POINT
EXISTING CURB AND GUTTER	
EXISTING BUILDING	
EXISTING STORY	

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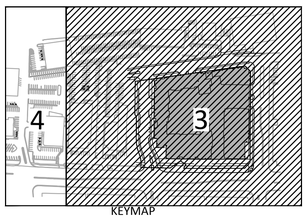
SCALE: 1" =50'



KEYMAP

LAYOUT: SP-3, Plotted By: Duke

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
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Our Site Set on the Future.

PREPARED FOR:
1592 ROCKVILLE PIKE LLC
301-986-7737
CARLOS L. HEARD

DESIGN CONSULTANTS:

ARCHITECTS:
TORTI GALLAS + PARTNERS
HOK

ATTORNEY:
LINOWES & BLOCHER

LANDSCAPE ARCHITECT:
MAHAN RYKIEL

TRAFFIC ENGINEER:
WELLS + ASSOCIATES

LIGHTING CONSULTANT:
MCLA ARCHITECTURAL LIGHTING

ENGINEER/PLANNER:
VIKA MARYLAND, LLC

REVISIONS	DATE
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TWINBROOK QUARTER

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 216NW06 &217NW06
TAX MAP:GR561

DETAILED SITE PLAN

PROFESSIONAL SEAL
STATE OF MARYLAND
Jagdish 07/22/2020
JAGDISH C. MANDAVIA
No. 20776
REGISTERED PROFESSIONAL ENGINEER

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EXPIRATION DATE MARCH 22, 2021.

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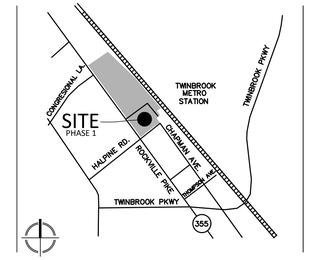
DATE ISSUED: 01/24/2020

VIKA PROJECT: VM1625P

DRAWING NO.

SHEET NO. SP-3

Attachment 1.A.c: Site Plan (3224 : STP2020-00401 Twinbrook Quarter)



VICINITY MAP

SCALE: 1" = 2,000'

PLAN LEGEND

- PROPERTY LINES
- EXISTING CABLE TELEVISION CONDUIT
- EXISTING ELECTRICAL CONDUIT
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE LINE
- EXISTING NATURAL GAS CONDUIT
- EXISTING OVERHEAD WIRES
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- EXISTING STORM DRAIN CONDUIT
- EXISTING WATER CONDUIT
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER WITH STRUCTURE
- PROPOSED STORM DRAIN
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED LIMITS OF WORK
- PROPOSED STORM WATER EASEMENT
- EXISTING SANITARY CLEANOUT
- EXISTING STORM DRAIN MANHOLE
- EXISTING ELECTRICAL JUNCTION BOX
- EXISTING ELECTRICAL MANHOLE
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING FIRE HYDRANT
- EXISTING GAS MANHOLE
- EXISTING GUY POLE
- EXISTING GAS VALVE
- EXISTING LIGHT POLE
- EXISTING PHONE PEDESTAL
- EXISTING PHONE MANHOLE
- EXISTING UTILITY POLE
- EXISTING SANITARY MANHOLE
- EXISTING TRAFFIC CONTROL BOX
- EXISTING TRAFFIC SIGNAL POLE
- EXISTING TREE
- EXISTING CABLE TELEVISION PEDESTAL
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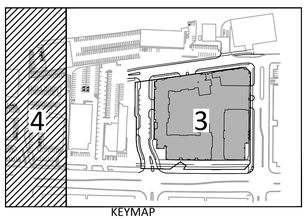
- EXISTING CORRUGATED METAL PIPE
- EXISTING BUILDING RESTRICTION LINE
- EXISTING RIGHT-OF-WAY
- LIGHTING LOCATIONS
- BUILDING HEIGHT MEASURING POINT
- PROPOSED BIKE RACKS
- PROPOSED PARKING LABELS
- PROPOSED FIRE HYDRANT
- ENTRY POINT
- ACCESSIBLE ENTRY POINT

0 25' 50' 100'

SCALE: 1" =50'



KEYMAP

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com

Our Site Set on the Future.

PREPARED FOR:
1592 ROCKVILLE PIKE LLC
301-986-7737
CARLOS L. HEARD

DESIGN CONSULTANTS:

ARCHITECTS:
TORTI GALLAS + PARTNERS
HOK

ATTORNEY:
LINOWES & BLOCHER

LANDSCAPE ARCHITECT:
MAHAN RYKIEL

TRAFFIC ENGINEER:
WELLS + ASSOCIATES

LIGHTING CONSULTANT:
MCLA ARCHITECTURAL LIGHTING

ENGINEER/PLANNER:
VIKA MARYLAND, LLC

REVISIONS	DATE
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AGENCY DRC RESPONSE	2020-0622
AGENCY DRC RESPONSE	2020-0720

TWINBROOK QUARTER

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 216NW06 &217NW06
TAX MAP:GR561

DETAILED SITE PLAN

PROFESSIONAL SEAL

STATE OF MARYLAND
JAGDISH C. MANDAVIA
No. 20776
REGISTERED PROFESSIONAL ENGINEER

Jagdish 07/22/2020

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JAGDISH MANDAVIA LICENSE No. 20776
EXPIRATION DATE MARCH 22, 2021

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DATE ISSUED: 01/24/2020

VIKA PROJECT: VM1625P

DRAWING NO.

SHEET NO. SP-4

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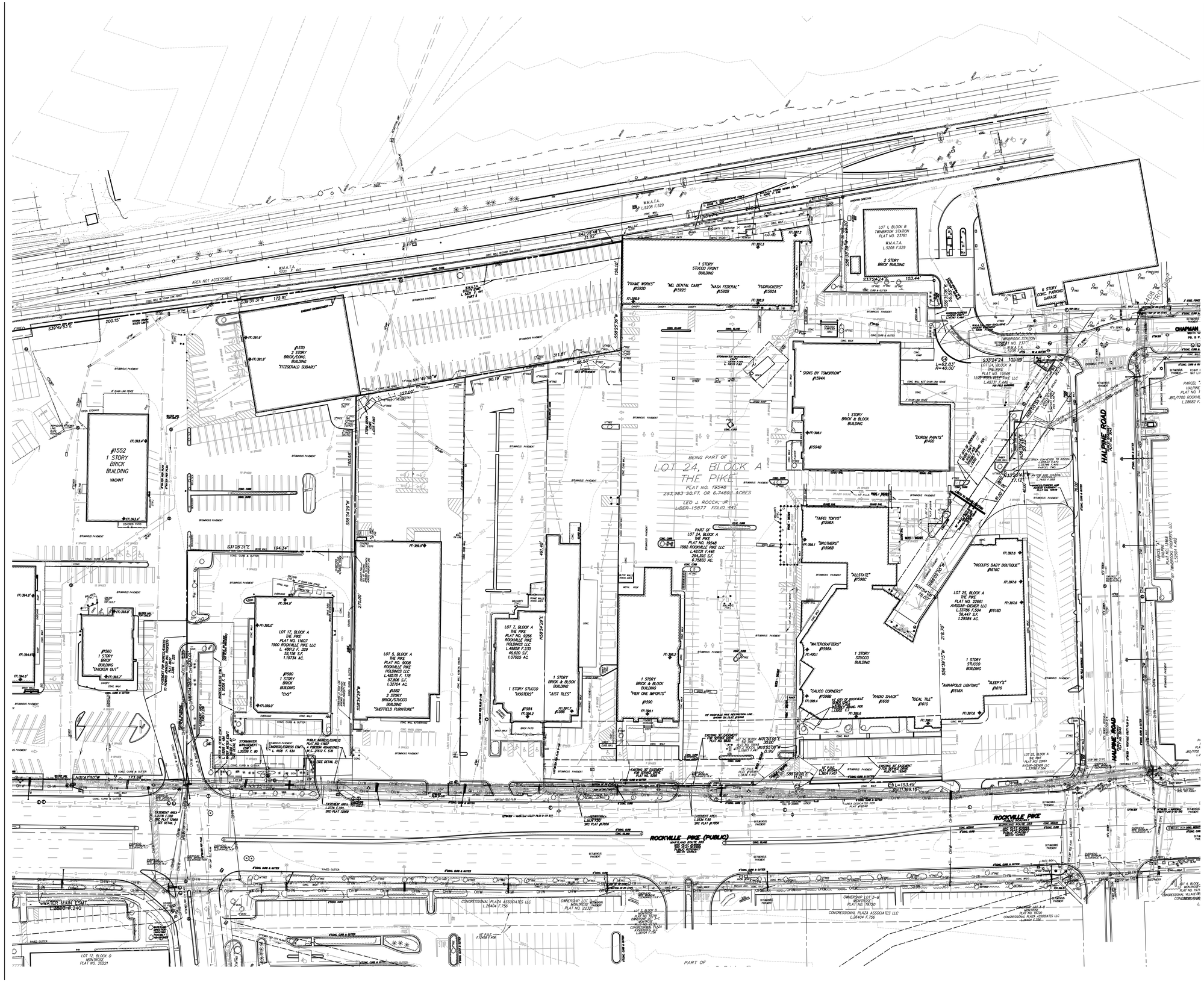
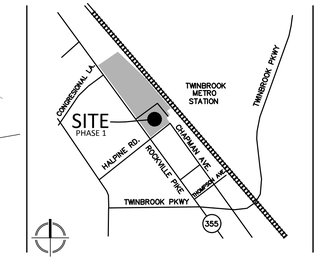
LAYOUT: SP-4, Plotted By: Duke

Attachment 1.A.c: Site Plan (3224 : STP2020-00401 Twinbrook Quarter)





VICINITY MAP
SCALE: 1" = 2,000'

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CARLOS L. HEARD

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VIKA MARYLAND, LLC

REVISIONS	DATE
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TWINBROOK QUARTER

4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 216NW06
&217NW06
TAX MAP:GR561

EXISTING CONDITIONS EXHIBIT

PROFESSIONAL SEAL
STATE OF MARYLAND
JAGDISH C. MANDAVA
No. 20776
REGISTERED PROFESSIONAL ENGINEER

Jagdish 07/22/2020

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EXPIRATION DATE MARCH 22, 2021

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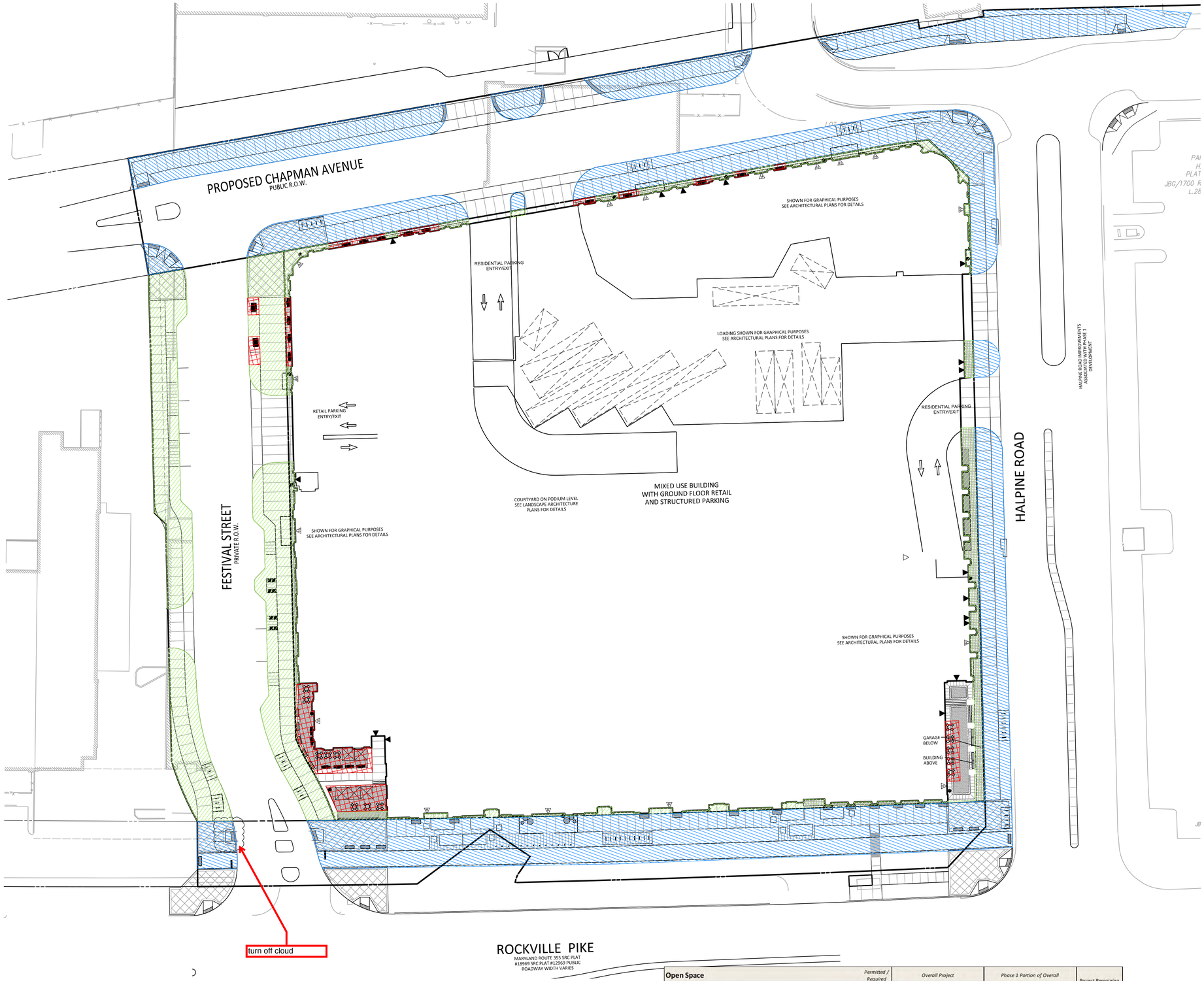
VIKA PROJECT: VM1625P

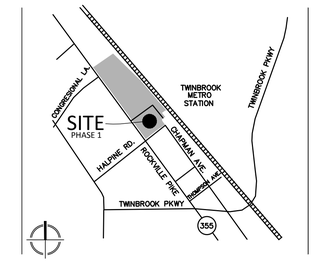
DRAWING NO.
SHEET NO. SP-5

0 25 50 100
SCALE: 1"=50'

LAYOUT: SP-5, Plotted By: Duke

Attachment 1.A.c: Site Plan (3224 : STP2020-00401 Twinbrook Quarter)





VICINITY MAP
SCALE: 1" = 2,000'

LEGEND

- PUBLIC USE SPACE/OPEN AREA
- PUBLIC USE SPACE/OPEN AREA IN R/W
- CAFE SEATING

SCALE: 1"=30'

Open Space	Permitted / Required	Overall Project		Phase 1 Portion of Overall			Project Remaining
				Required	Provided		
Proposed Net Lot Area Total		617,114		206,237 SF	SF	%	410,877 SF
Public Use Space / Open Area (min. 15% of net lot area)[1,5]	92,567 SF	112,000 SF	18.1%	30,935 SF	15,000	7.27%	97,000 SF
Public Use Space / Open Area within dedicated ROW[5]	n/a	83,303 SF	13.5%	n/a	49,000	23.8%	34,303 SF
	Total	195,303 SF	31.6%	Total	64,000	31.03%	

[1] *Per the definition of "Public Use Space" in Sec.25.03.02 of the Zoning Ordinance, public use space may consist of open areas recommended in an adopted master plan, including enhanced public walkways, and off-site public improvements. The Rockville Pike Neighborhood Plan (p.4-39), "[4] provides that the complete street multi-way boulevard itself will provide public open space in the plan area by providing broad continuous sidewalks, bikeways that connect to the city's trail system and trees and landscaping along the medians." Thus, this table reflects that publicly accessible space will also be provided in the form of widened and improved sidewalks and other related improvements. The specific amount of publicly accessible space to be provided in each phase will be detailed at the time of each site plan application.*

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LAYOUT: SP-6, Plotted By: Duke

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TWINBROOK QUARTER

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 216NW06 &217NW06
TAX MAP:GR561

OPEN SPACE EXHIBIT

PROFESSIONAL SEAL
STATE OF MARYLAND
Jagdish 07/22/2020
JAGDISH C. MANDAVIA
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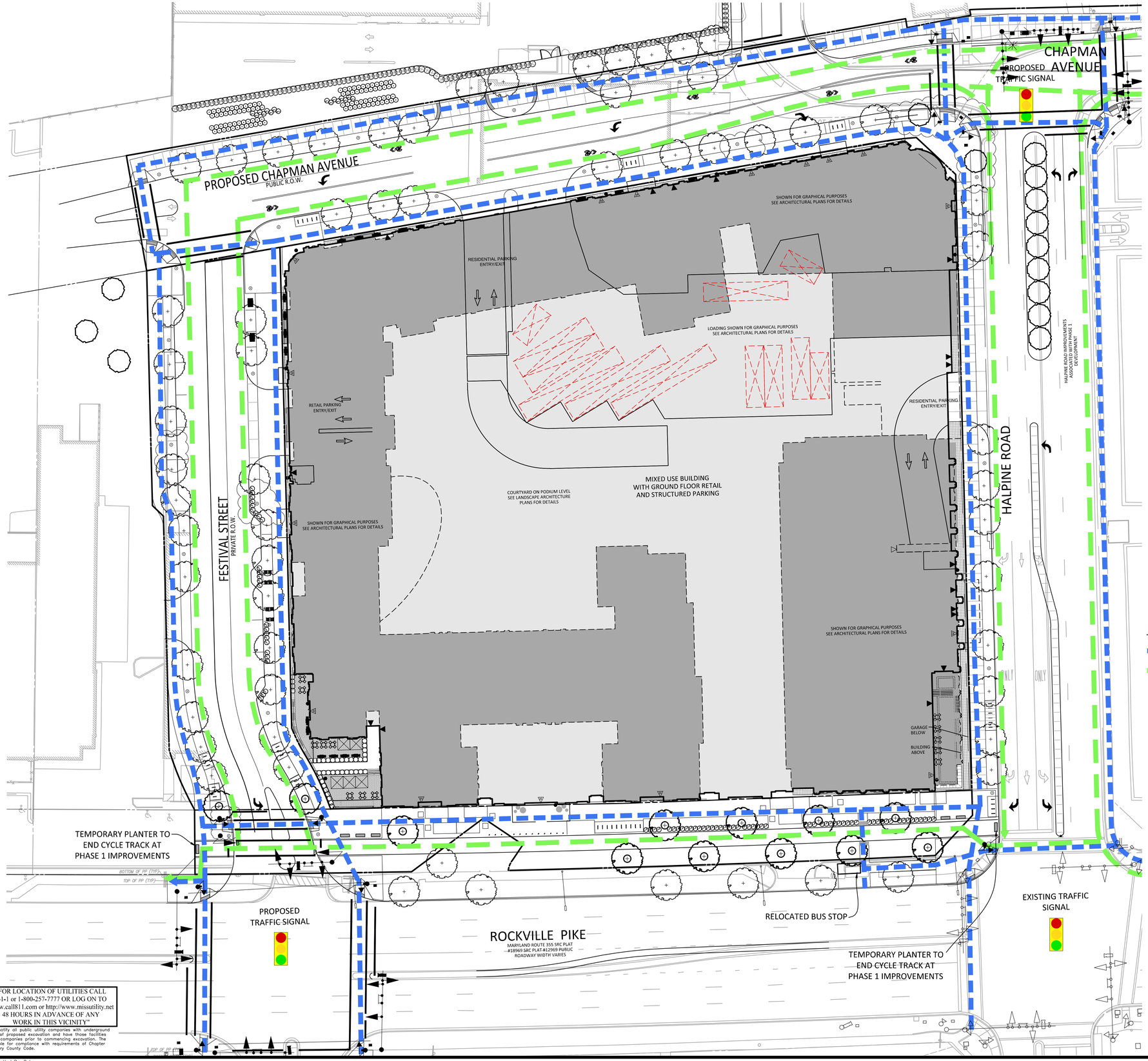
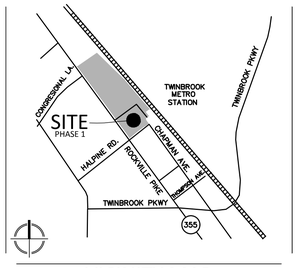
DESIGNED BY: JD/LA
DATE ISSUED: 01/24/2020
VIKA PROJECT: VM1625P
DRAWING NO.
SHEET NO. SP-6





VICINITY MAP
SCALE: 1" = 2,000'

LEGEND

- PEDESTRIAN MOVEMENT
- BIKE TRAVEL PER MASTER PLAN
- ENTRY POINT
- ACCESSIBLE ENTRY POINT

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com

Our Site Set on the Future.

PREPARED FOR:
1592 ROCKVILLE PIKE LLC
301-986-7737
CARLOS L. HEARD

DESIGN CONSULTANTS:

ARCHITECTS:
TORTI GALLAS + PARTNERS
HOK

ATTORNEY:
LINOWES & BLOCHER

LANDSCAPE ARCHITECT:
MAHAN RYKIEL

TRAFFIC ENGINEER:
WELLS + ASSOCIATES

LIGHTING CONSULTANT:
MCLA ARCHITECTURAL LIGHTING

ENGINEER/PLANNER:
VIKA MARYLAND, LLC

REVISIONS	DATE
INITIAL SUBMISSION	2020-0129
AGENCY DRC RESPONSE	2020-0515
AGENCY DRC RESPONSE	2020-0622
AGENCY DRC RESPONSE	2020-0720

TWINBROOK QUARTER

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 216NW06 &217NW06
TAX MAP:GR561

PEDESTRIAN CIRCULATION PLAN

PROFESSIONAL SEAL
STATE OF MARYLAND
Jagdish 07/22/2020
JAGDISH C. MANDAVIA
No. 20776
REGISTERED PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
JAGDISH MANDAVIA LICENSE No. 20776
EXPIRATION DATE MARCH 22, 2021

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DESIGNED BY: ID/LA
DATE ISSUED: 01/24/2020

VIKA PROJECT: VM1625P

DRAWING NO.
SHEET NO. SP-7

LAYOUT: PED SP-7, Plotted By: Duke

Attachment 1.A.c: Site Plan (3224 : STP2020-00401 Twinbrook Quarter)

VICINITY MAP
SCALE: 1" = 2,000'

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

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

LEGEND

PEDESTRIAN MOVEMENT

BIKE TRAVEL PER MASTER PLAN

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MAHAN RYKIEL

TRAFFIC ENGINEER:
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TWINBROOK QUARTER

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 216NW06 &217NW06
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INTERIM PEDESTRIAN CIRCULATION PLAN

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STATE OF MARYLAND
Jagdish 07/22/2020
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VIKA PROJECT VM1625P

DRAWING NO.

SHEET NO. SP-7A

LAYOUT: INTERIM PED SP-7A, Plotted By: Duke

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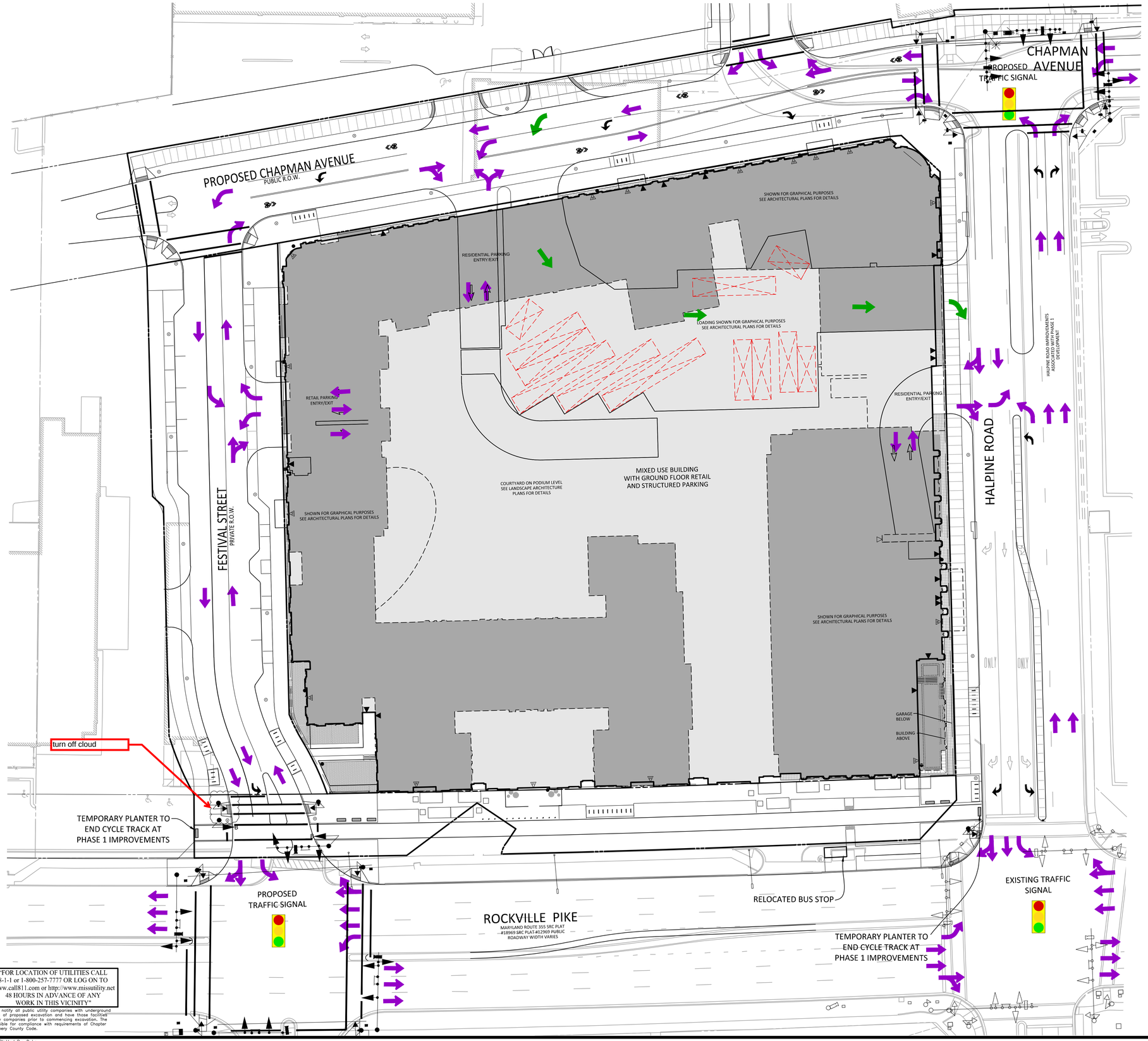

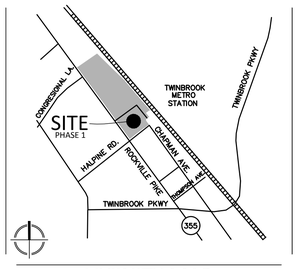

VICINITY MAP
SCALE: 1" = 2,000'

LEGEND

- VEHICULAR MOVEMENT
- SERVICE VEHICLE MOVEMENT
- CROSSWALK
- TRAFFIC SIGNAL
- LOADING SPACE

SCALE: 1"=30'

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TWINBROOK QUARTER

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 216NW06 &217NW06
TAX MAP:GR561

VEHICLE & SERVICE CIRCULATION PLAN

PROFESSIONAL SEAL
STATE OF MARYLAND
Jagdish 07/22/2020
JAGDISH C. MANDAVIA
No. 20776
REGISTERED PROFESSIONAL ENGINEER

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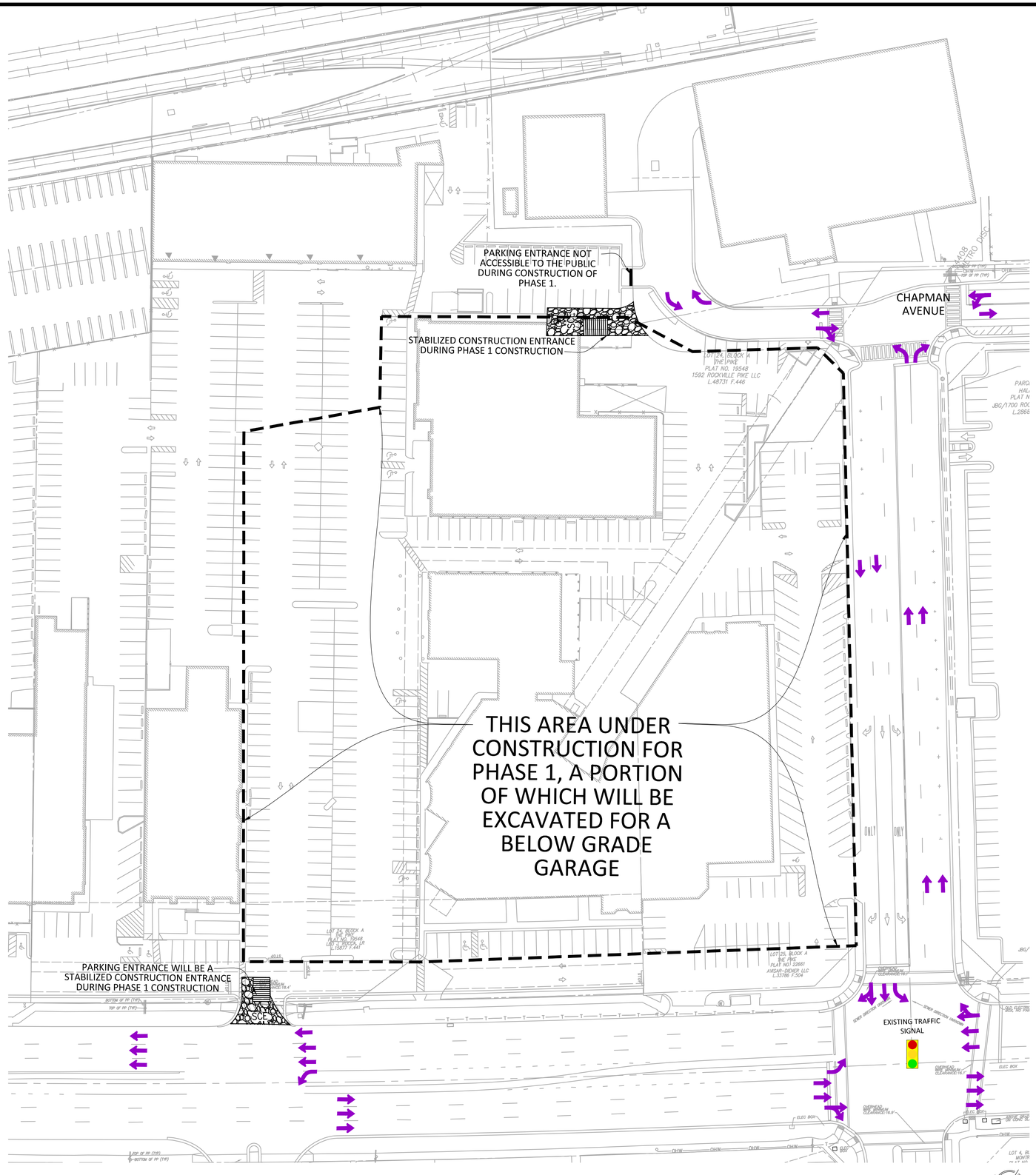
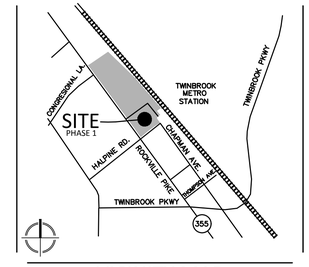
VIKA PROJECT VM1625P

DRAWING NO.
SHEET NO. SP-8

LAYOUT: VEH SP-8, Plotted By: Duke

Attachment 1.A.c: Site Plan (3224 : STP2020-00401 Twinbrook Quarter)





VICINITY MAP
SCALE: 1" = 2,000'

LEGEND

VEHICULAR MOVEMENT

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LAYOUT: INTERIM VEH SP-8A, Plotted By: Duke

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CARLOS L. HEARD

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HOK

ATTORNEY:
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LANDSCAPE ARCHITECT:
MAHAN RYKIEL

TRAFFIC ENGINEER:
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LIGHTING CONSULTANT:
MCLA ARCHITECTURAL LIGHTING

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TWINBROOK QUARTER

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 216NW06 &217NW06
TAX MAP:GR561

INTERIM VEHICLE & SERVICE CIRCULATION PLAN

PROFESSIONAL SEAL

STATE OF MARYLAND
Jagdish 07/22/2020
JAGDISH C. MANDAVA
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REGISTERED PROFESSIONAL ENGINEER

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VIKA PROJECT: VM1625P

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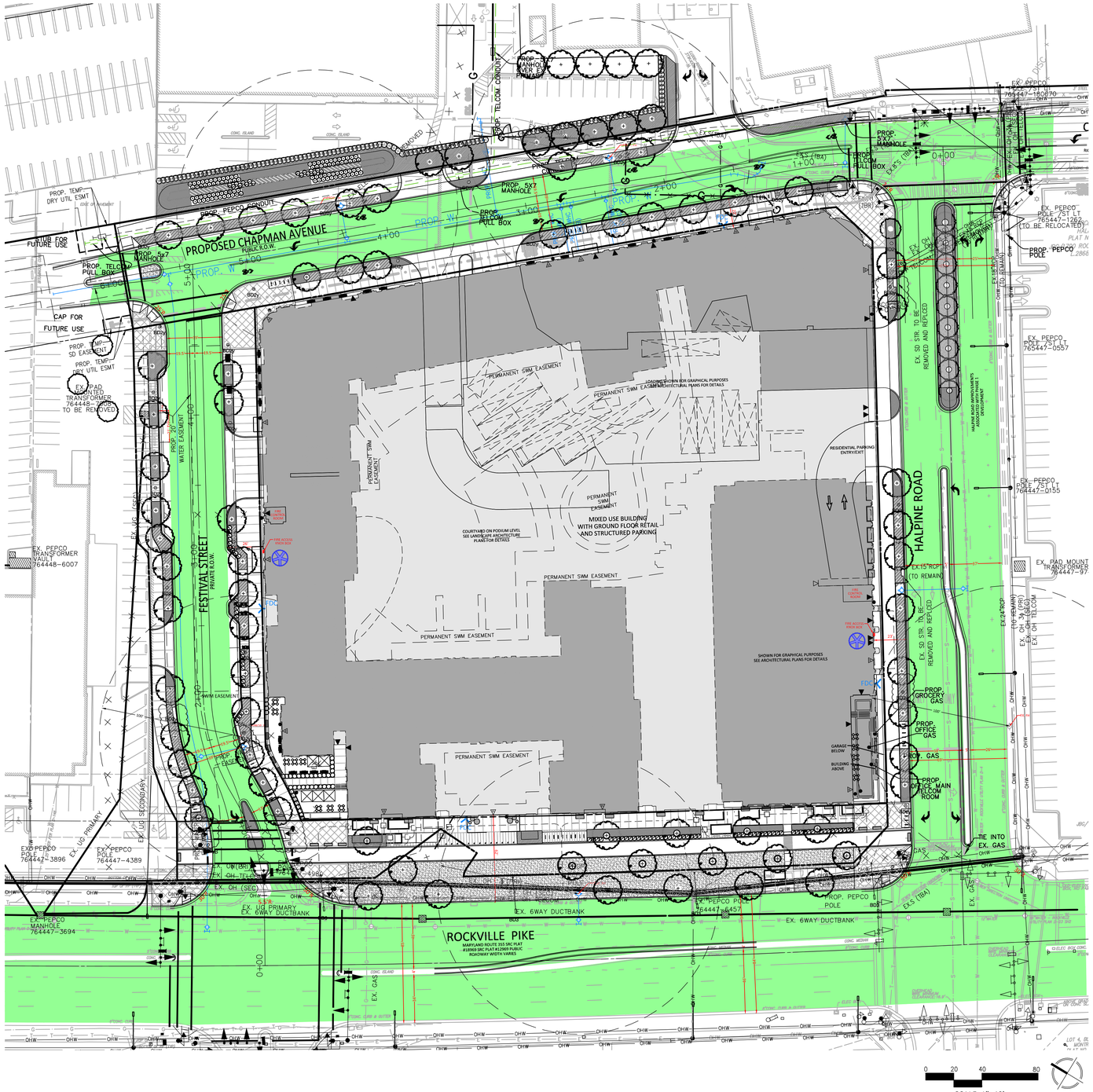
Attachment 1.A.c: Site Plan (3224 : STP2020-00401 Twinbrook Quarter)


PROPOSED CHAPMAN AVENUE
PUBLIC R.O.W.
FESTIVAL STREET
PRIVATE R.O.W.
HALPINE ROAD
ROCKVILLE PIKE
MARYLAND ROUTE 355 SRC PLAT
#18969 SRC PLAT #12969 PUBLIC
ROADWAY WIDTH VARIES
MIXED USE BUILDING
WITH GROUND FLOOR RETAIL
AND STRUCTURED PARKING
PERMANENT SWM EASEMENT
COURTYARD ON PODIUM LEVEL
SEE LANDSCAPE ARCHITECTURE
PLANS FOR DETAILS
LOADING SHOWN FOR GRAPHICAL PURPOSES
SEE ARCHITECTURAL PLANS FOR DETAILS
RESIDENTIAL PARKING
ENTRY/EXIT
SHOWN FOR GRAPHICAL PURPOSES
SEE ARCHITECTURAL PLANS FOR DETAILS
PROP. 20' WATER EASEMENT
PROP. 24' SWM EASEMENT
EX. PEPCO TRANSFORMER VAULT 764448-6007
EX. PEPCO MANHOLE 764447-3694
EX. PEPCO POLE 764447-4389
EX. PEPCO POLE 764447-3896
EX. 6WAY DUCTBANK
EX. UG PRIMARY
EX. UG SECONDARY
PROP. PEPCO CONDUIT
PROP. TELCOM CONDUIT
PROP. TELCOM PULL BOX
PROP. 5X7 MANHOLE
PROP. W
PROP. GROCERY GAS
PROP. OFFICE GAS
PROP. OFFICE MAIN TELCOM ROOM
TIE INTO EX. GAS
EX. 15" RCP (TO REMAIN)
EX. 24" RCP (TO REMAIN)
EX. SD STR TO BE REMOVED AND REPLACED
EX. PEPCO POLE 764447-0557
EX. PEPCO POLE 764447-0155
EX. PAD MOUNT TRANSFORMER 764447-97
EX. PEPCO POLE 764447-6457
PROP. PEPCO POLE
STUB FOR FUTURE USE
CAP FOR FUTURE USE
PROP. TEMP. DRY UTIL ESMT
PROP. TEMP. SD EASEMENT
PROP. TEMP. UTIL ESMT
EX. WAD MOUNTED TRANSFORMER 764448-2005 TO BE REMOVED
EX. PEPCO POLE 764447-0557
EX. PEPCO POLE 764447-0155
EX. PEPCO POLE 764447-6457
EX. PEPCO POLE 764447-3896
EX. PEPCO POLE 764447-4389
EX. PEPCO MANHOLE 764447-3694
EX. 6WAY DUCTBANK
EX. UG PRIMARY
EX. OH (SEC)
EX. OH (TELCO)
EX. GAS
F.I.S (TBA)
PROP. PEPCO POLE
PROP. PEPCO CONDUIT
PROP. TELCOM CONDUIT
PROP. TELCOM PULL BOX
PROP. 5X7 MANHOLE
PROP. W
PROP. PEPCO POLE
PROP. TEMP. DRY UTIL ESMT
PROP. TEMP. SD EASEMENT
PROP. TEMP. UTIL ESMT
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EX. PAD MOUNT TRANSFORMER 764447-97
EX. PEPCO POLE 764447-6457
PROP. PEPCO POLE

City of Rockville
Get into It

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

December 10, 2019

Mr. Jagdish Mandavia
VIKA, Inc.
20251 Century Boulevard, Suite 400
Germantown, Maryland 20874

SUBJECT: High/Low Gradients – Twinbrook Quarter

Dear Mr. Mandavia:

The City of Rockville (City) does not provide site specific gradient information. However, the area in question is served by the Rockville Pike Pressure zone which is comprised of three pressure regulating valves. The valves are set at 527-feet to meet domestic demand and 522-feet for fire flow demand, under normal system operating conditions.

The approximate elevation of the hydrant located behind 1750 Rockville Pike is 379.

The City performed a pressure and flow test at the above address.

The flow test results are as follows:

Flow hydrant # 1

- Date of test: December 9, 2019.
- Time of test: 3:25 AM
- Number of 2.5" barrels flowed: Two.
- Flow hydrant #1 static pressure: 53 psi.
- Flow hydrant #1 during test: 15 psi @ 650 gpm.
- Static hydrant psi before test: 59 psi.
- Static hydrant psi during test: 49 psi.

Flow hydrant # 2

- Date of test: December 9, 2019.
- Time of test: 3:50 AM
- Number of 2.5" barrels flowed: Two.
- Flow hydrant #1 static pressure: 58 psi.
- Flow hydrant #1 during test: 30 psi @ 920 gpm.
- Static hydrant psi before test: 59 psi.
- Static hydrant psi during test: 46 psi.

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

Mr. Jagdish Mandavia
December 10, 2019
Page 2

If you have questions, please contact me via email at djackson@rockvillemd.gov or via telephone at 240-314-8522.

Sincerely,

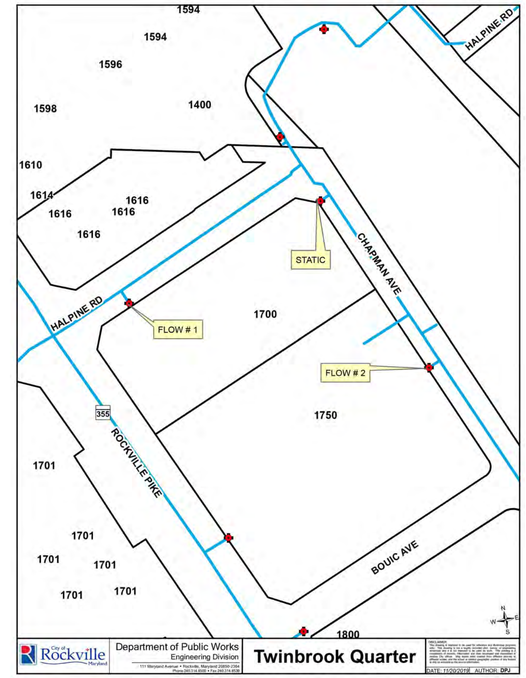
Donald Jackson
Senior Engineering Technician

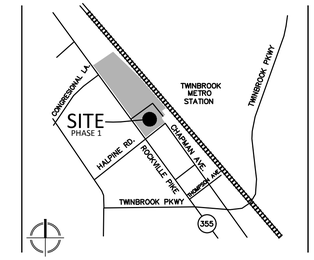
DPJ/kme

Enclosure

cc: Steve Sokol, Operations Maintenance Superintendent
Bobby Smith, Operations Maintenance Assistant Superintendent
John Hollida, Acting Engineering Supervisor
Shannon Patrick, Fire Protection Engineer
Day file

N:\Notes\Gary Fisher\Letters\FY 2020\Gradient Information\Twinbrook Quarter - Jackson 12-10-19.doc





VICINITY MAP
SCALE: 1" = 2,000'

DocuSign Envelope ID: 6D5872AB-603F-4B51-B462-4E868E0FF1CD

City of Rockville
Get into It

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

June 30, 2020

Mr. Jagdish Mandavia
VIKA Maryland, L.L.C.
20251 Century Boulevard, Suite 400
Germantown, Maryland 20874

SUBJECT: High/Low Gradients – 1700 Rockville Pike

Dear Mr. Mandavia:

The City of Rockville (City) does not provide site specific gradient information. However, the area in question is served by the Rockville Pike Pressure zone which is comprised of three pressure regulating valves. The valves are set at 527-feet to meet domestic demand and 522-feet for fire flow demand, under normal system operating conditions.

The approximate ground elevation at the test hydrant number two is 394.0.

The City performed a pressure and flow test at the above address.

The flow test results are as follows:

- Date of test: June 29, 2020.
- Time of test: 3:00 AM.
- Number of 2.5" barrels flowed: Two.
- Flow hydrant psi before test: 58 psi.
- Flow hydrant during test: 25 psi @ 820 gpm.
- Static hydrant # 1 psi before test: 66 psi.
- Static hydrant # 1 psi during test: 61 psi.
- Static hydrant # 2 psi before test: 44 psi.
- Static hydrant # 2 psi during test: 47 psi.

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City Manager Robert DiSpirito | City Clerk/Director of Council Operations Sara Taylor-Ferrell | City Attorney Debra Yerg Daniel

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Mr. Timothy Schmidle
June 30, 2020
Page 2

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Sincerely,

Don Jackson

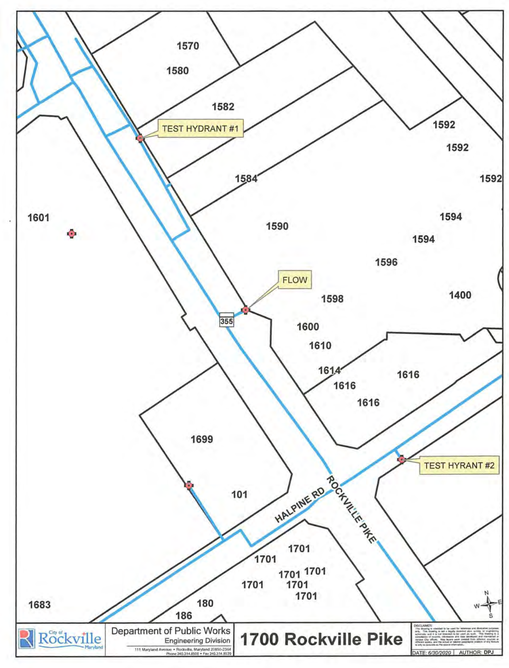
Donald Jackson
Senior Engineering Technician

DPJ/jsp

Enclosure

cc: Bobby Smith, Operations Maintenance Assistant Superintendent
John Hollida, Acting Engineering Supervisor
Shannon Patrick, Fire Protection Engineer
Day file

C:\ProgramData\activeFDF\Temp\ZwConverter\AFO\input\fc856e390bc94f8b36f2f85DCC6b04A8b0f9\AS7401t4.doc



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AGENCY DRC RESPONSE	2020-0720

TWINBROOK QUARTER

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 216NW06 &217NW06
TAX MAP:GR561

FLOW TESTS

PROFESSIONAL SEAL
STATE OF MARYLAND
JAGDISH C. MANDAVIA
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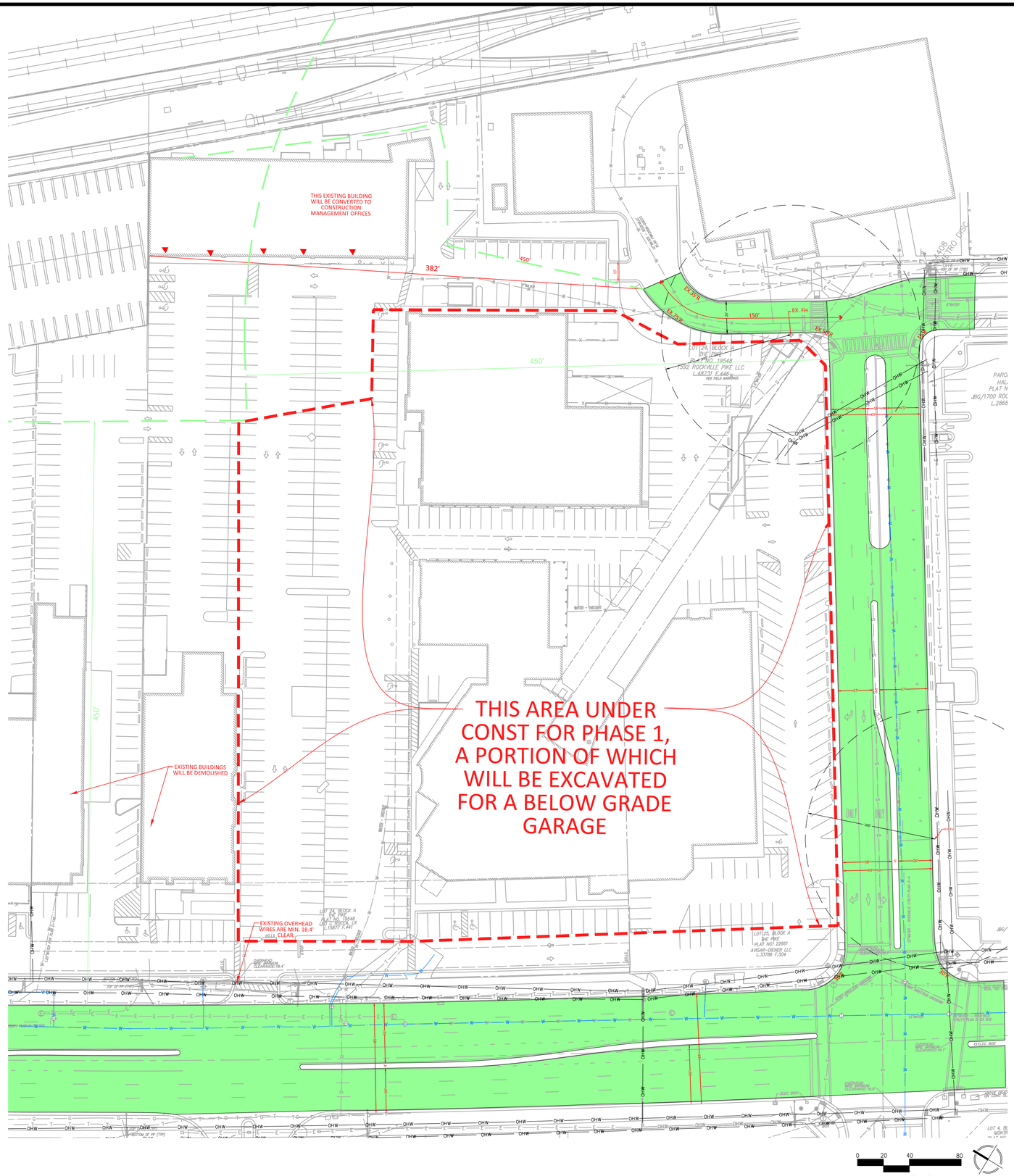
DESIGNED BY: ID/LA
DATE ISSUED: 01/24/2020

VIKA PROJECT VM1625P

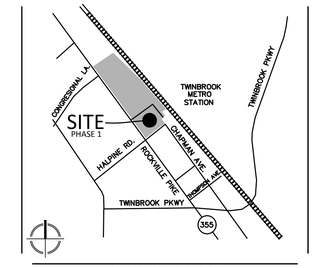
DRAWING NO.

SHEET NO. SP-9.1

Attachment 1.A.c: Site Plan (3224 : STP2020-00401 Twinbrook Quarter)



SCALE: 1"=40'

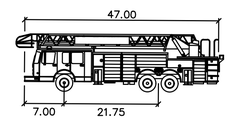


VICINITY MAP

SCALE: 1" = 2,000'

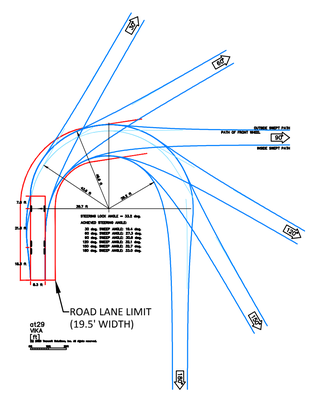
LEGEND

- 10"W — EXISTING WATER LINE AND FITTING
- BUILDING ENTRY POINT
- EXISTING FIRE HYDRANT
- FIRE ACCESS PATH



AT29 feet

Width	: 8.25
Track	: 8.25
Lock to Lock Time	: 6.00
Steering Angle	: 33.20



PROPERTY INFORMATION

SUBJECT PROPERTY:	PARCEL N210, BLOCK A, LOT P24, PLAT 19548 PARCEL N275, BLOCK A, LOT 25, PLAT 22661
PROPERTY ADDRESS:	1500-1600 ROCKVILLE PIKE ROCKVILLE, MD 20852
LOT AREA:	6.02 ACRES 262,231 SQ. FT.
PROPERTY OWNER:	1592 ROCKVILLE PIKE LLC c/o CARLOS HEARD
TAX ID#:	04-03074041 04-03418707
ZONING:	MXTD
EXISTING USE:	RETAIL & SURFACE PARKING LOT
PROPOSED USE:	RETAIL, OFFICE, RESTAURANT, RESIDENTIAL AND COMMERCIAL
PREVIOUS APPROVALS:	FTPO 2017-00011 (4/17/2017) PJT 2018-00011 (4/29/2019)

FIRE DEPARTMENT ACCESS SUMMARY

1. ALL EXTERIOR PORTIONS OF THE PROPOSED BUILDING ARE NO FURTHER THAN 150 FEET FROM THE FIRE DEPARTMENT ACCESS PATH; ALONG A PATH THAT REASONABLY COULD BE EXPECTED TO BE WALKED BY FIRE DEPARTMENT PERSONNEL.
2. THE ACCESS PATH IS A MINIMUM OF 20 FEET WIDE AND ALLOWS A MINIMUM OF 16' VERTICAL CLEARANCE. THE PROPOSED DRIVING SURFACE IS ASPHALT.
3. NO OBSTRUCTIONS ARE PROPOSED WITHIN THE FIRE DEPARTMENT ACCESS PATH.

MEANS OF EGRESS SUMMARY

1. EXIT TERMINATION: LOCATIONS PROVIDING EMERGENCY EGRESS FROM THE BUILDING ARE SHOWN ON T HIS PLAN.
2. EXIT DISCHARGE:
   - 2.1. WIDTH - EXIT DISCHARGE TO A WALKING SURFACE WITH A MINIMUM WIDTH OF 5 FEET.
   - 2.2. THE EXIT DISCHARGES ARE CONCRETE OR ASPHALT, WHICH ARE ASSUMED TO BE STABLE, LEVEL, SLIP-RESISTANT AND FREE OF TRIPPING HAZARDS.
   - 2.3. THE EXIT DISCHARGES ARE CONNECTED DIRECTLY TO THE PUBLIC RIGHTS OF WAY.
3. SPECIAL PROVISIONS: NONE.

BUILDING CODE SUMMARY

TWINBROOK QUARTER PHASE I
USE GROUP- (R2, M, S-2) RESIDENTIAL, RETAIL, AND GARAGE USE
CONSTRUCTION TYPE - 1A
FIRE PROTECTION SYSTEMS - AUTOMATIC SPRINKLER SYSTEM (NFPA 13 SPRINKLER SYSTEM)
-VOICE FIRE ALARM SYSTEM
-FIRE PUMP
-STANDPIPE SYSTEM

-FIRE FLOW 600 gpm (QUICK RESPONSE) OR 1065 gpm (STANDARD RESPONSE) - 2 HOUR DURATION.

-HEIGHT - UNLIMITED FT (IBC T504.3) & UNLIMITED STORIES (IBC T504.4)
AREA - UNLIMITED (IBC T506.2) NO OPEN PERIMETER INCREASE USED

NOTE:
- FIRE LANES MAY BE IDENTIFIED AND SHALL BE APPROVED BY THE CITY OF ROCKVILLE FORE MARSHAL IF DEEMED NECESSARY AFTER COMPLETION OF THE BUILDING. ALL REQUIRED PAPERWORK MUST BE COMPLETED AND RETURNED TO THE FIRE MARSHAL UPON REQUEST.
- PROPOSED FESTIVAL STREET, CHAPMAN AVENUE WILL NOT BE POSTED ABOVE 35 MPH TO BE CLASSIFIED AS A FIRE ACCESS ROAD. ROCKVILLE PIKE IS POSTED AS A 40 MPH STATE MAINTAINED ROAD. HALPINE ROAD IS MAINTAINED BY THE CITY AND WILL REMAIN AT ITS POSTED SPEED LIMIT.

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

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com

Our Site Set on the Future.

PREPARED FOR:
1592 ROCKVILLE PIKE LLC
301-986-7737
CARLOS L. HEARD

DESIGN CONSULTANTS:

ARCHITECTS:
TORTI GALLAS + PARTNERS
HOK

ATTORNEY:
LINOWES & BLOCHER

LANDSCAPE ARCHITECT:
MAHAN RYKIEL

TRAFFIC ENGINEER:
WELLS + ASSOCIATES

LIGHTING CONSULTANT:
MCLA ARCHITECTURAL LIGHTING

ENGINEER/PLANNER:
VIKA MARYLAND, LLC

REVISIONS	DATE
INITIAL SUBMISSION	2020-0129
AGENCY DRC RESPONSE	2020-0515
AGENCY DRC RESPONSE	2020-0622
AGENCY DRC RESPONSE	2020-0720

TWINBROOK QUARTER

4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 216NW06
&217NW06
TAX MAP:GR561

INTERIM FIRE ACCESS PLAN

PROFESSIONAL SEAL

STATE OF MARYLAND
JAGDISH C. MANDAVIA
No. 20776
REGISTERED PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
JAGDISH MANDAVIA LICENSE No. 20776
EXPIRATION DATE MARCH 22, 2021

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DESIGNED BY: ID/LA
DATE ISSUED: 01/24/2020
VIKA PROJECT VM1625P
DRAWING NO. SP-9A
SHEET NO.

City of Rockville
Get into It

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

December 10, 2019

Mr. Jagdish Mandavia
VIKA, Inc.
20251 Century Boulevard, Suite 400
Germantown, Maryland 20874

SUBJECT: High/Low Gradients – Twinbrook Quarter

Dear Mr. Mandavia:

The City of Rockville (City) does not provide site specific gradient information. However, the area in question is served by the Rockville Pike Pressure zone which is comprised of three pressure regulating valves. The valves are set at 527-feet to meet domestic demand and 522-feet for fire flow demand, under normal system operating conditions.

The approximate elevation of the hydrant located behind 1750 Rockville Pike is 379.

The City performed a pressure and flow test at the above address.

The flow test results are as follows:

Flow hydrant # 1

- Date of test: December 9, 2019.
- Time of test: 3:25 AM
- Number of 2.5" barrels flowed: Two.
- Flow hydrant #1 static pressure: 53 psi.
- Flow hydrant #1 during test: 15 psi @ 650 gpm.
- Static hydrant psi before test: 59 psi.
- Static hydrant psi during test: 49 psi.

Flow hydrant # 2

- Date of test: December 9, 2019.
- Time of test: 3:50 AM
- Number of 2.5" barrels flowed: Two.
- Flow hydrant #1 static pressure: 58 psi.
- Flow hydrant #1 during test: 30 psi @ 920 gpm.
- Static hydrant psi before test: 59 psi.
- Static hydrant psi during test: 46 psi.

Mr. Jagdish Mandavia
December 10, 2019
Page 2

If you have questions, please contact me via email at djackson@rockvillemd.gov or via telephone at 240-314-8522.

Sincerely,

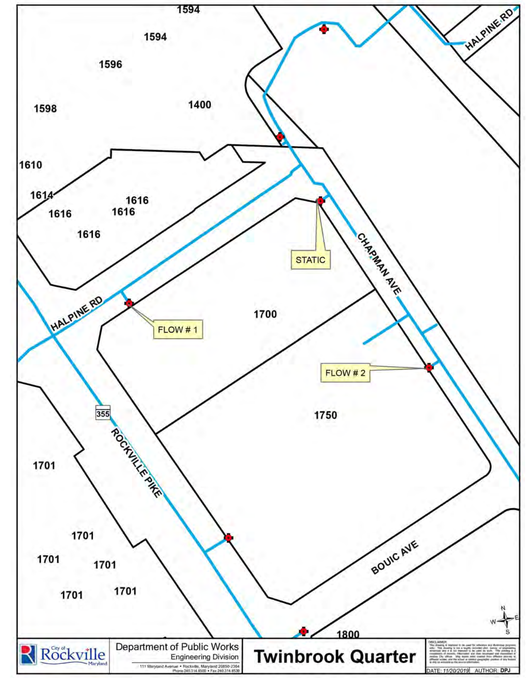
Donald Jackson
Senior Engineering Technician

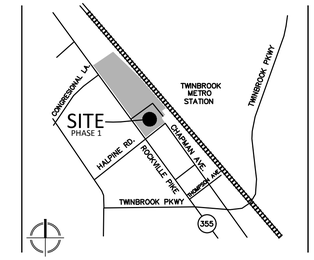
DPJ/kme

Enclosure

cc: Steve Sokol, Operations Maintenance Superintendent
Bobby Smith, Operations Maintenance Assistant Superintendent
John Hollida, Acting Engineering Supervisor
Shannon Patrick, Fire Protection Engineer
Day file

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





VICINITY MAP
SCALE: 1" = 2,000'

VIKA MARYLAND, LLC
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Germantown, MD 20874
301.916.4100 | vika.com

Our Site Set on the Future.

PREPARED FOR:
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301-986-7737
CARLOS L. HEARD

DESIGN CONSULTANTS:

ARCHITECTS:
TORTI GALLAS + PARTNERS
HOK

ATTORNEY:
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LANDSCAPE ARCHITECT:
MAHAN RYKIEL

TRAFFIC ENGINEER:
WELLS + ASSOCIATES

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MCLA ARCHITECTURAL LIGHTING

ENGINEER/PLANNER:
VIKA MARYLAND, LLC

REVISIONS	DATE
INITIAL SUBMISSION	2020-0129
AGENCY DRC RESPONSE	2020-0515
AGENCY DRC RESPONSE	2020-0622
AGENCY DRC RESPONSE	2020-0720

TWINBROOK QUARTER

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 216NW06 &217NW06
TAX MAP:GR561

DocuSign Envelope ID: 6D5872AB-603F-4B51-B462-4E868E0FF1CD

City of Rockville
Get into It

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

June 30, 2020

Mr. Jagdish Mandavia
VIKA Maryland, L.L.C.
20251 Century Boulevard, Suite 400
Germantown, Maryland 20874

SUBJECT: High/Low Gradients – 1700 Rockville Pike

Dear Mr. Mandavia:

The City of Rockville (City) does not provide site specific gradient information. However, the area in question is served by the Rockville Pike Pressure zone which is comprised of three pressure regulating valves. The valves are set at 527-feet to meet domestic demand and 522-feet for fire flow demand, under normal system operating conditions.

The approximate ground elevation at the test hydrant number two is 394.0.

The City performed a pressure and flow test at the above address.

The flow test results are as follows:

- Date of test: June 29, 2020.
- Time of test: 3:00 AM.
- Number of 2.5" barrels flowed: Two.
- Flow hydrant psi before test: 58 psi.
- Flow hydrant during test: 25 psi @ 820 gpm.
- Static hydrant # 1 psi before test: 66 psi.
- Static hydrant # 1 psi during test: 61 psi.
- Static hydrant # 2 psi before test: 44 psi.
- Static hydrant # 2 psi during test: 47 psi.

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

DocuSign Envelope ID: 6D5872AB-603F-4B51-B462-4E868E0FF1CD

Mr. Timothy Schmidle
June 30, 2020
Page 2

If you have questions, please contact me via email at djackson@rockvillemd.gov or via telephone at 240-314-8522.

Sincerely,

Don Jackson

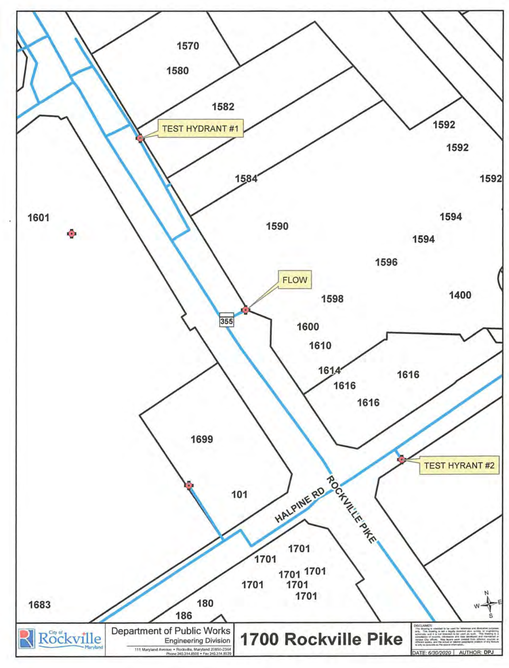
Donald Jackson
Senior Engineering Technician

DPJ/jsp

Enclosure

cc: Bobby Smith, Operations Maintenance Assistant Superintendent
John Hollida, Acting Engineering Supervisor
Shannon Patrick, Fire Protection Engineer
Day file

C:\ProgramData\activePDF\Temp\ZwConverter\AFP\Input\fc856e390bc94f8b36f2f85DCC6b04A8b0f9\AS7401i4.doc



FLOW TESTS

PROFESSIONAL SEAL
STATE OF MARYLAND
JAGDISH C. MANDAVIA
No. 20776
REGISTERED PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
JAGDISH MANDAVIA LICENSE No. 20776
EXPIRATION DATE MARCH 22, 2021.

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DESIGNED BY: ID/LA
DATE ISSUED: 01/24/2020

VIKA PROJECT VM1625P

DRAWING NO.

SP-9A

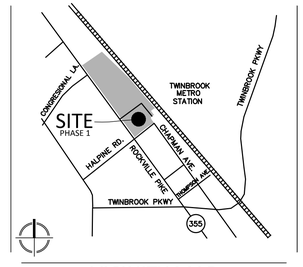
SHEET NO.

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

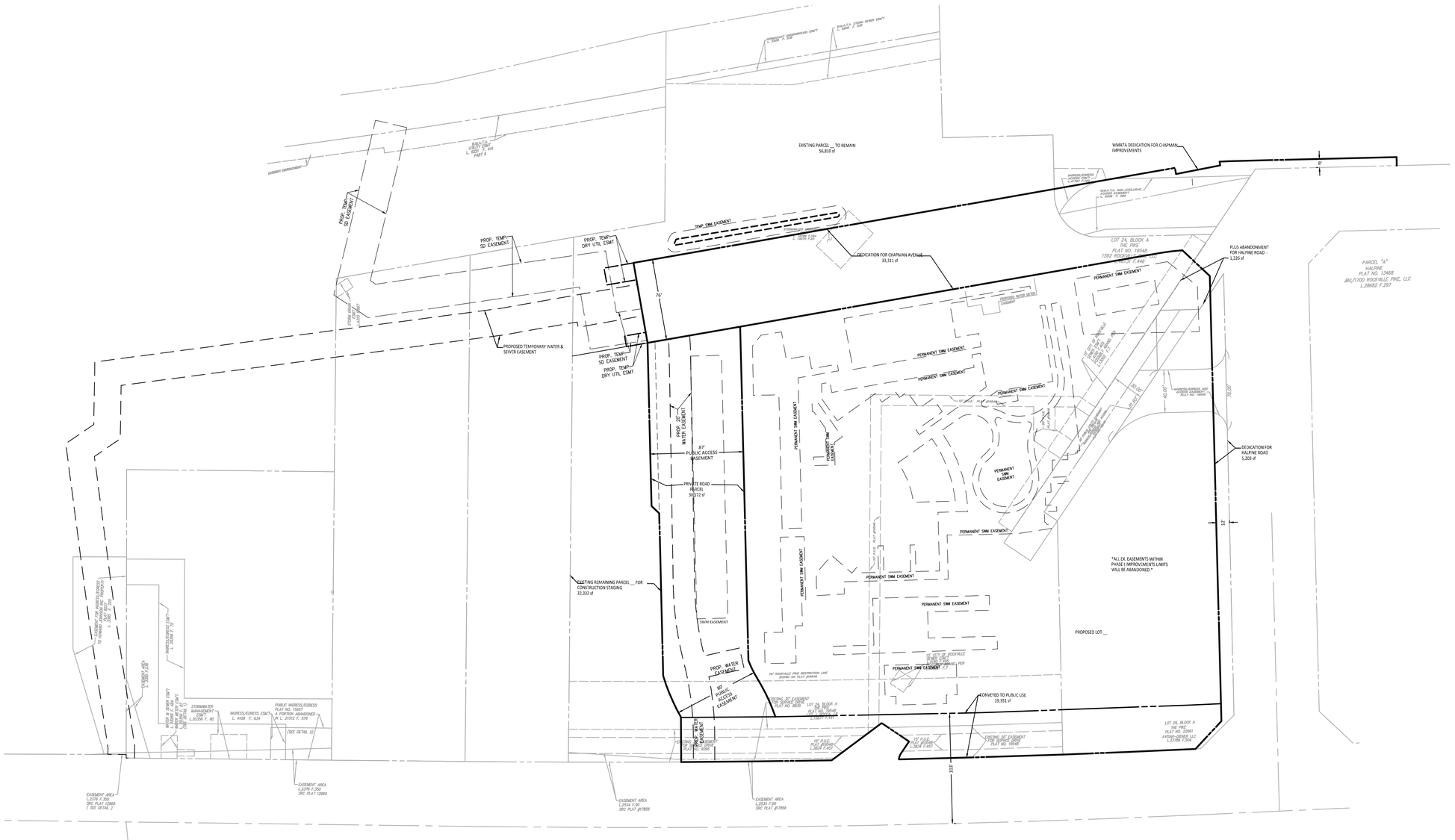
The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

LAYOUT: SP9A.1, Plotted By: Duke

Attachment 1.A.c: Site Plan (3224 : STP2020-00401 Twinbrook Quarter)



VICINITY MAP
SCALE: 1" = 2,000'



Phase 1 Area Tabulation	Overall Project		Phase 1	
	SF	*Acres*	*SF*	*Acres*
Existing Gross Tract Area	**799,971**	**18.36481**	262,896 SF	6.03526 AC
Less Future R/W Dedication for 355	-55,594	-1.27626	-19,351 SF	-.44424 AC
Less Proposed R/W Dedication for Halpine Road	-4,880	-0.11203	-5,203 SF	-.11945 AC
Less Proposed R/W Dedication for Chapman Avenue	-99,855	-2.29236	-33,331 SF	-.76517 AC
Less Proposed R/W Dedication for Congressional Lane	-23,754	-0.54532	-	-
Plus Proposed R/W Abandonment at Existing Halpine Road and Chapman Avenue	1,226	0.02815	1,226 SF	.02815 AC
Proposed Net Lot Area Total	**617,114**	**14.16699**	**206,237 SF**	**4.73454 AC**

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0 25 50 100
SCALE: 1"=50'

LAYOUT: SP-10, Plotted By: Duke

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301.916.4100 | vika.com

Our Site Set on the Future.

PREPARED FOR:
1592 ROCKVILLE PIKE LLC
301-986-7737
CARLOS L. HEARD

DESIGN CONSULTANTS:

ARCHITECTS:
TORTI GALLAS + PARTNERS
HOK

ATTORNEY:
LINOWES & BLOCHER

LANDSCAPE ARCHITECT:
MAHAN RYKIEL

TRAFFIC ENGINEER:
WELLS + ASSOCIATES

LIGHTING CONSULTANT:
MCLA ARCHITECTURAL LIGHTING

ENGINEER/PLANNER:
VIKA MARYLAND, LLC

REVISIONS	DATE
INITIAL SUBMISSION	2020-0129
AGENCY DRC RESPONSE	2020-0515
AGENCY DRC RESPONSE	2020-0622
AGENCY DRC RESPONSE	2020-0720

TWINBROOK QUARTER

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 216NW06 &217NW06
TAX MAP:GR561

LOTTING EXHIBIT

PROFESSIONAL SEAL

STATE OF MARYLAND
JAGDISH C. MANDAVIA
No. 20776
REGISTERED PROFESSIONAL ENGINEER

Jagdish 07/22/2020

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
JAGDISH MANDAVIA. LICENSE No. 20776
EXPIRATION DATE MARCH 22, 2021.

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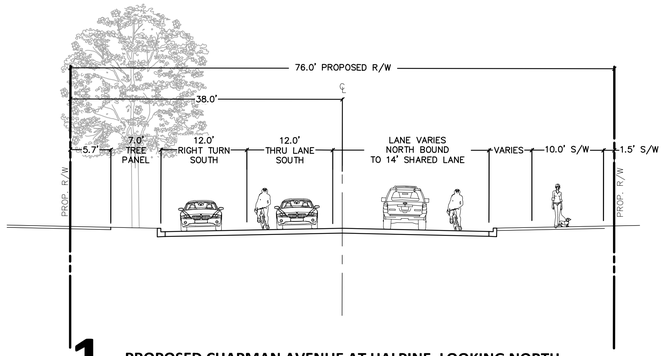
DESIGNED BY: ID/LA
DATE ISSUED: 01/24/2020

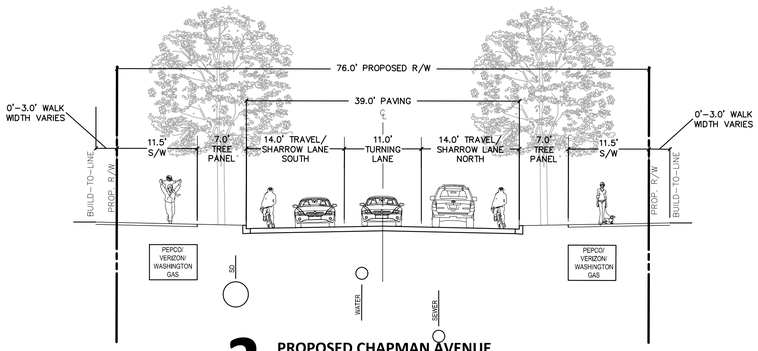
VIKA PROJECT VM1625P

DRAWING NO.
SHEET NO. SP-10

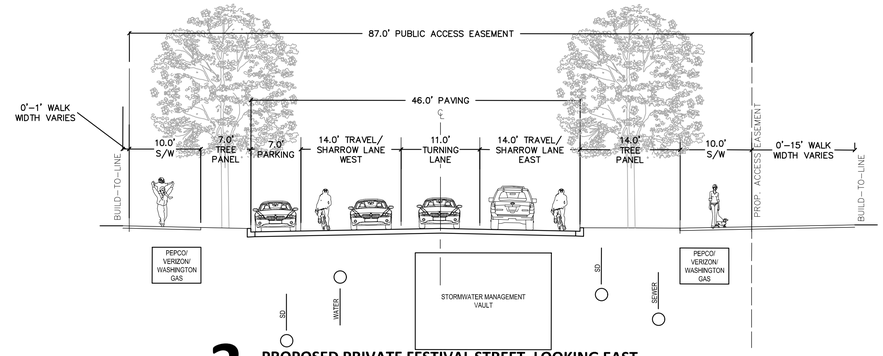
Attachment 1.A.c: Site Plan (3224 : STP2020-00401 Twinbrook Quarter)



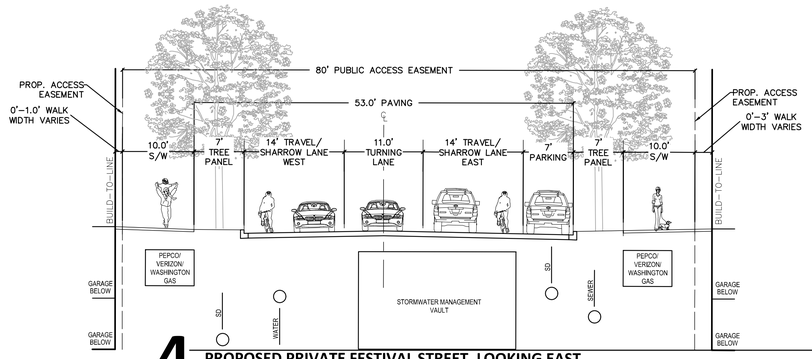
1 PROPOSED CHAPMAN AVENUE AT HALPINE, LOOKING NORTH



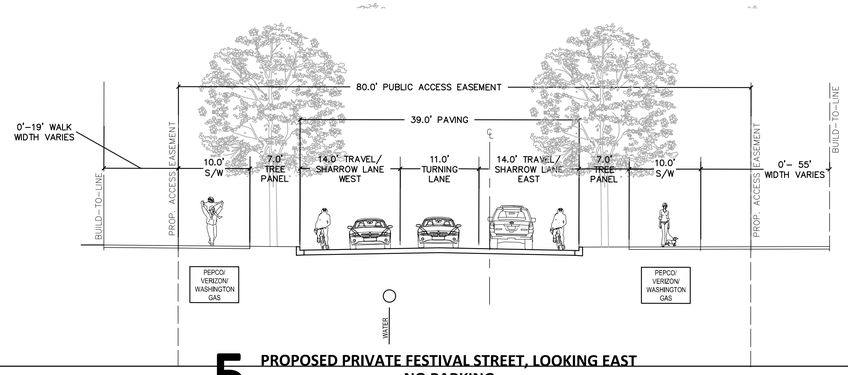
2 PROPOSED CHAPMAN AVENUE SOUTH OF FESTIVAL STREET LOOKING NORTH



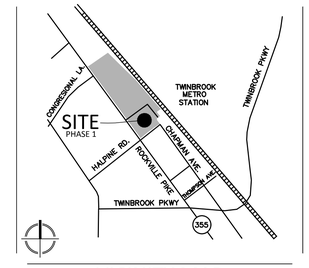
3 PROPOSED PRIVATE FESTIVAL STREET, LOOKING EAST PARKING NORTH SIDE



4 PROPOSED PRIVATE FESTIVAL STREET, LOOKING EAST PARKING SOUTH SIDE



5 PROPOSED PRIVATE FESTIVAL STREET, LOOKING EAST NO PARKING



VICINITY MAP
SCALE: 1" = 2,000'

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Germantown, MD 20874
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DESIGN CONSULTANTS:

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AGENCY DRC RESPONSE	2020-0720

TWINBROOK QUARTER

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 216NW06 &217NW06
TAX MAP:GR561

ROAD SECTIONS

PROFESSIONAL SEAL

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
JAGDISH MANDAVIA LICENSE No. 20776
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DATE ISSUED: 01/24/2020
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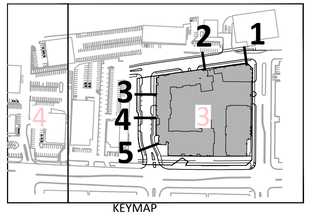
SHEET NO. SP-11



KEYMAP

0 25 50 100
SCALE: 1"=50'

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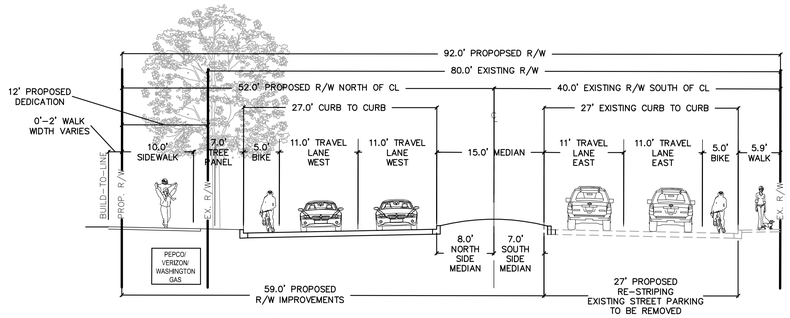
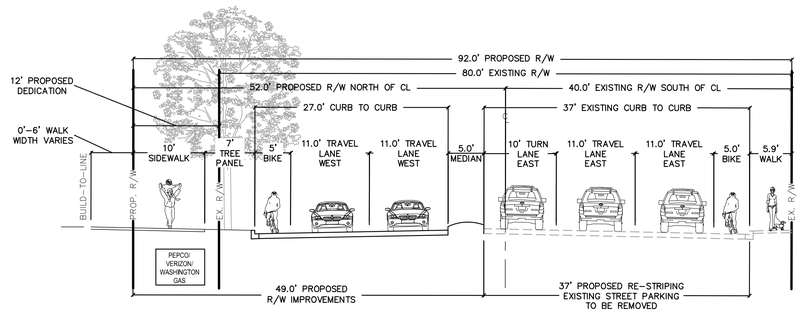
LAYOUT: SP-11_ROAD SECT 1, Plotted By: Duke

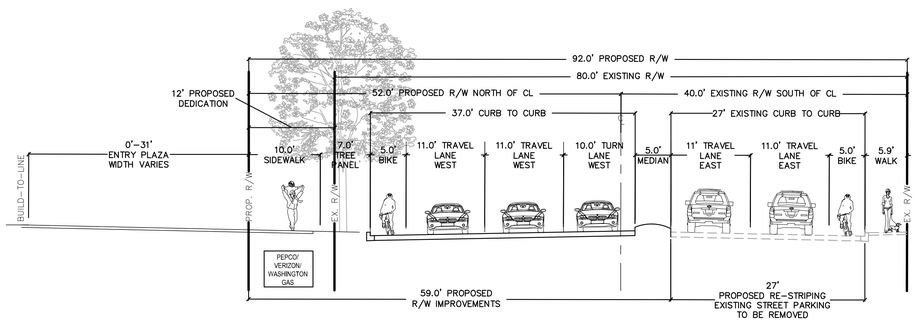
Attachment 1.A.c: Site Plan (3224 : STP2020-00401 Twinbrook Quarter)



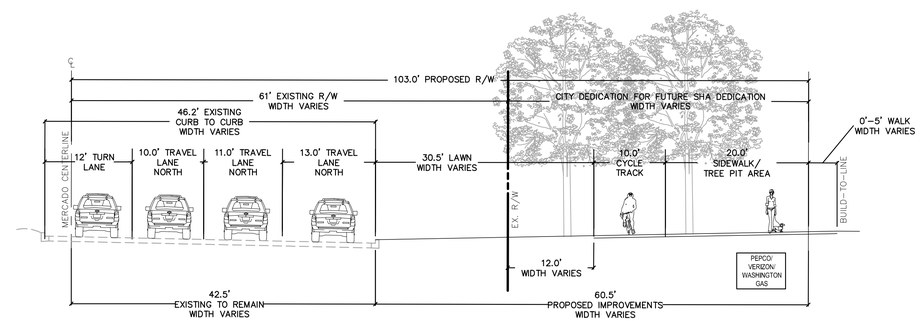
6 PROPOSED HALPINE ROAD, LOOKING NORTH



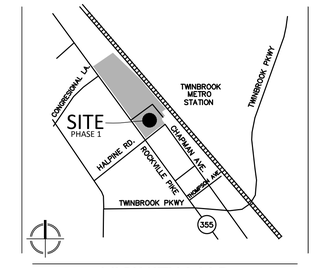
7 PROPOSED HALPINE ROAD, LOOKING NORTH AT LEFT TURN INTO BUILDING 1



8 PROPOSED HALPINE ROAD, LOOKING NORTH AT INTERSECTION W/ROCKVILLE PIKE



9 PROPOSED ROCKVILLE PIKE EAST OF THE MERCADO CENTERLINE



VICINITY MAP
SCALE: 1" = 2,000'

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com

Our Site Set on the Future.

PREPARED FOR:
1592 ROCKVILLE PIKE LLC
301-986-7737
CARLOS L. HEARD

DESIGN CONSULTANTS:

ARCHITECTS:
TORTI GALLAS + PARTNERS
HOK

ATTORNEY:
LINOWES & BLOCHER

LANDSCAPE ARCHITECT:
MAHAN RYKIEL

TRAFFIC ENGINEER:
WELLS + ASSOCIATES

LIGHTING CONSULTANT:
MCLA ARCHITECTURAL LIGHTING

ENGINEER/PLANNER:
VIKA MARYLAND, LLC

REVISIONS	DATE
INITIAL SUBMISSION	2020-0129
AGENCY DRC RESPONSE	2020-0515
AGENCY DRC RESPONSE	2020-0622
AGENCY DRC RESPONSE	2020-0720

TWINBROOK QUARTER

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 216NW06 &217NW06
TAX MAP:GR561

ROAD SECTIONS

PROFESSIONAL SEAL

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
JAGDISH MANDAVIA LICENSE No. 20776
EXPIRATION DATE MARCH 22, 2021

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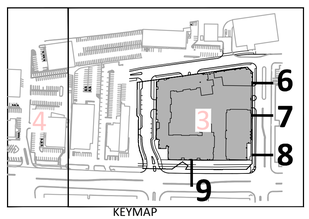
DRAWN BY: SDG
DESIGNED BY: ID/LA
DATE ISSUED: 01/24/2020
VIKA PROJECT: VM1625P
DRAWING NO.
SHEET NO. SP-12



KEYMAP

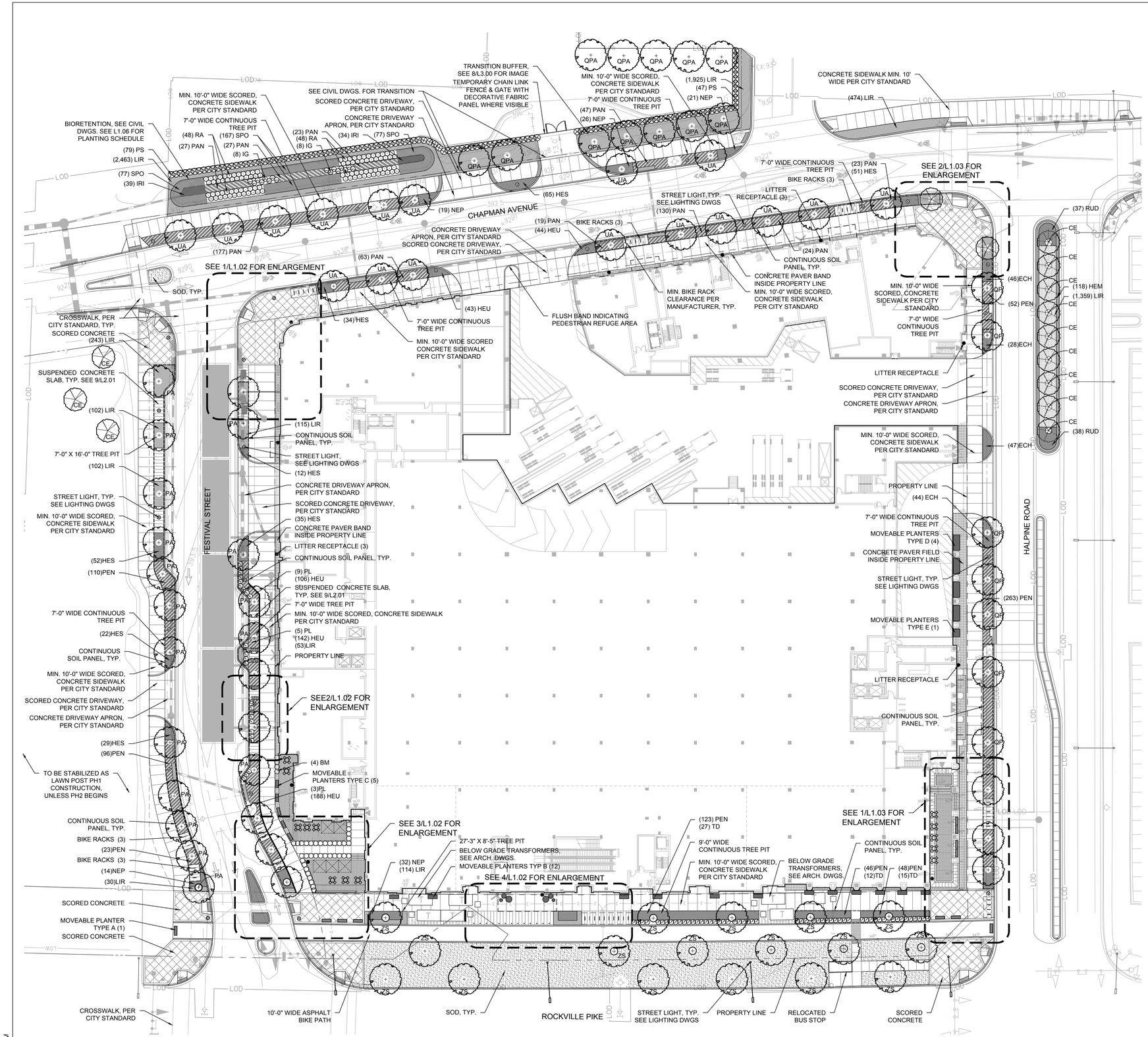
0 25 50 100
SCALE: 1"=50'

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

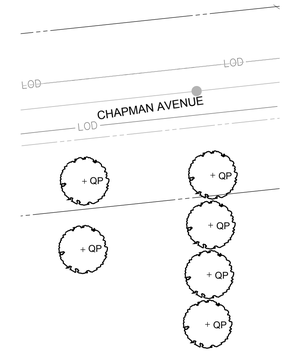
The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

LAYOUT: SP-12_ROAD SECT 2, Plotted By: Duke

Attachment 1.A.c: Site Plan (3224 : STP2020-00401 Twinbrook Quarter)



1 SITE PLAN - LEVEL 1
1" = 30'-0"



2 SITE PLAN - LEVEL 1
1" = 30'-0"

LEGEND

- SHADE TREE *
- SIGNIFICANT REPLACEMENT TREE * (13 TREES TOTAL IN PHASE 1)
- ORNAMENTAL TREE *
- SHRUBS *
- SCORED CONCRETE PAVING
- CONCRETE PAVERS**
- MOVEABLE PLANTERS* (REFER TO L1.06 FOR PLANTING PLAN)
- MOVEABLE PLANTER POTS
- LITTER RECEPTACLE
- BOLLARD
- RETAINING WALL/SITE WALL
- BIKE RACK
- MOVEABLE CHAIRS***
- OUTDOOR DINING FURNITURE***
- UMBRELLA***
- STREET LIGHT
- EXISTING LIGHT POLE TO REMAIN
- ENTRY POINT
- ACCESSIBLE ENTRY POINT
- PROPERTY LINE

* SEE PLANTING SCHEDULE ON L1.06 FOR SPECIFIC PLANT KEYS & PLANT COUNTS FOR ALL GROUND LEVEL PLANTING AND MOVEABLE PLANTERS.

**CONCRETE PAVERS, FINAL PAVING PATTERN SUBJECT TO STAFF REVIEW AND APPROVAL, SEE L1.02 & L1.03 FOR ENLARGEMENTS

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NOTES

1. REFER TO CIVIL DRAWINGS FOR SWM, CURBRAMPS, CURBS, GUTTERS, CROSSWALKS, AND ROADWAYS.
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5. ALL TREE PITS MUST HAVE MIN. 4'-0" DEPTH OF PLANTING SOIL

Site Plan Submission

1/24/2020 5:10:37 PM

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t. 410.235.6001
www.mahanrykiel.com

Twinbrook Quarter Phase I

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STRUCTURAL ENGINEER
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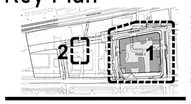
410.235.6001

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

LIGHTING DESIGNER
MCLA
202.298.8062

Key Plan



Issue

NO.		DATE
1	Site Plan Submission	2020/01/2
2	Agency DRC Response	2020/05/1
3	Agency DRC Response	2020/06/2
4	Agency DRC Response	2020/07/2

Revisions

NO.	DATE

STATE OF MARYLAND
JINGPENG GU
3429
LANDSCAPE ARCHITECT

Site Plan Level 1

PRINCIPAL IN CHARGE
PG

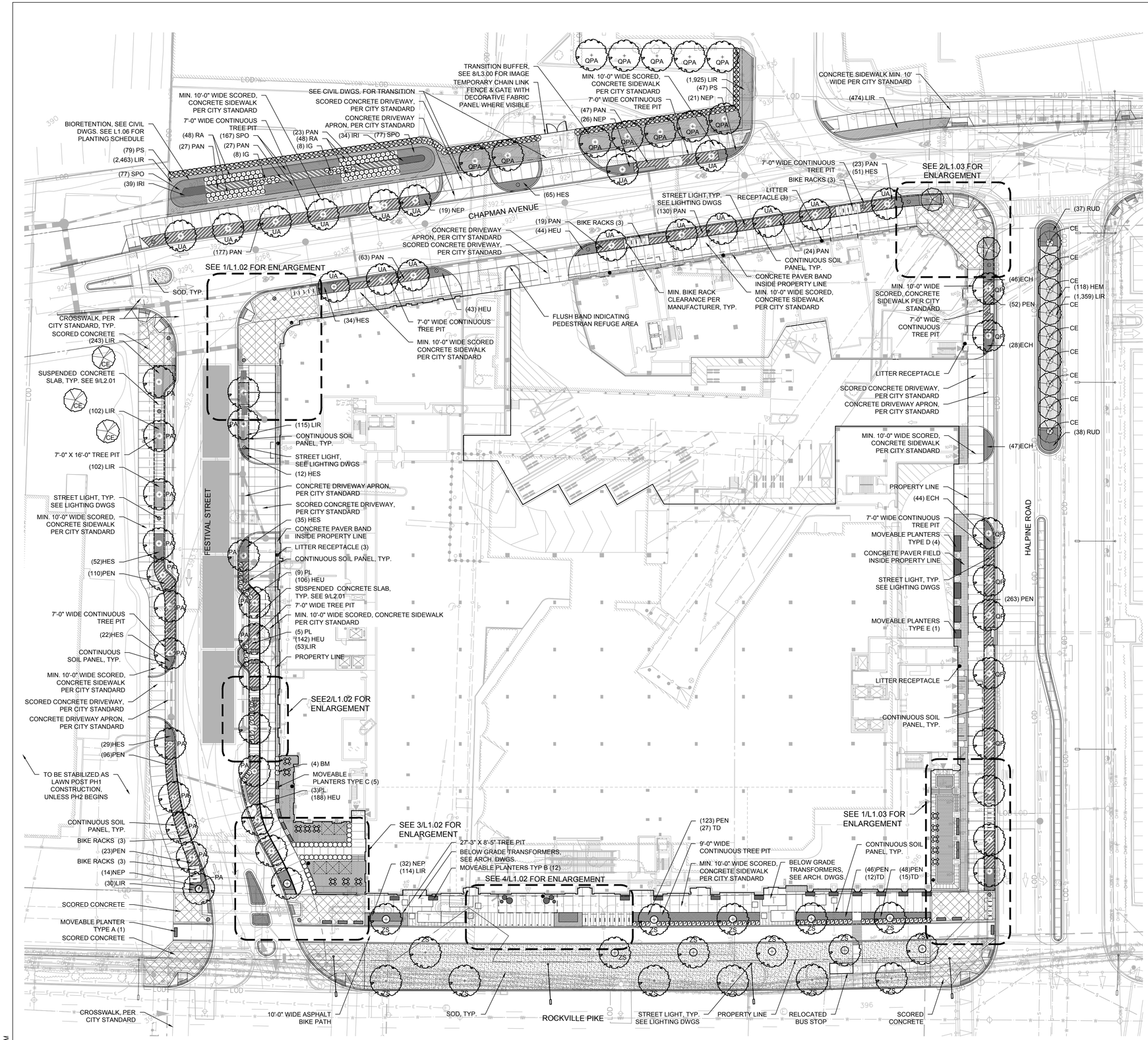
PROJECT LANDSCAPE ARCHITEC
RJ

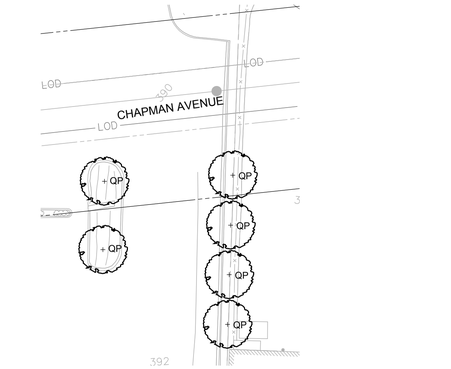
DRAWN
EK

DATE Issue Date	APPROVED
SCALE: AS INDICATED	JOB NO. 19047

DRAWING NO.
L 1.00

Attachment 1.A.d: Landscaping Plans (3224 : STP2020-00401 Twinbrook Quarter)





LEGEND

- SHADE TREE *
- SIGNIFICANT REPLACEMENT TREE * (13 TREES TOTAL IN PHASE 1)
- ORNAMENTAL TREE *
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- LITTER RECEPTACLE
- BOLLARD
- RETAINING WALL/SITE WALL
- BIKE RACK
- MOVEABLE CHAIRS***
- OUTDOOR DINING FURNITURE***
- UMBRELLA***
- STREET LIGHT
- EXISTING LIGHT POLE TO REMAIN
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- ACCESSIBLE ENTRY POINT
- PROPERTY LINE

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NOTES

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5. ALL TREE PITS MUST HAVE MIN. 4'-0" DEPTH OF PLANTING SOIL

Site Plan Submission

1/24/2020 5:10:37 PM

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t. 410.235.6001
www.mahanrykiel.com

Twinbrook Quarter Phase I

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ROCKVILLE, MD, 20852

OWNER / DEVELOPER
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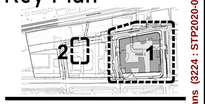
SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

LIGHTING DESIGNER
MCLA
202.298.8062

Key Plan



Issue

NO.		DATE
1	Site Plan Submission	2020/01/2
2	Agency DRC Response	2020/05/1
3	Agency DRC Response	2020/06/2
4	Agency DRC Response	2020/07/2

Revisions

NO.	DATE

STATE OF MARYLAND
JINGPENG GU
3429
LANDSCAPE ARCHITECT

Site Plan Level 1

PRINCIPAL IN CHARGE
PG

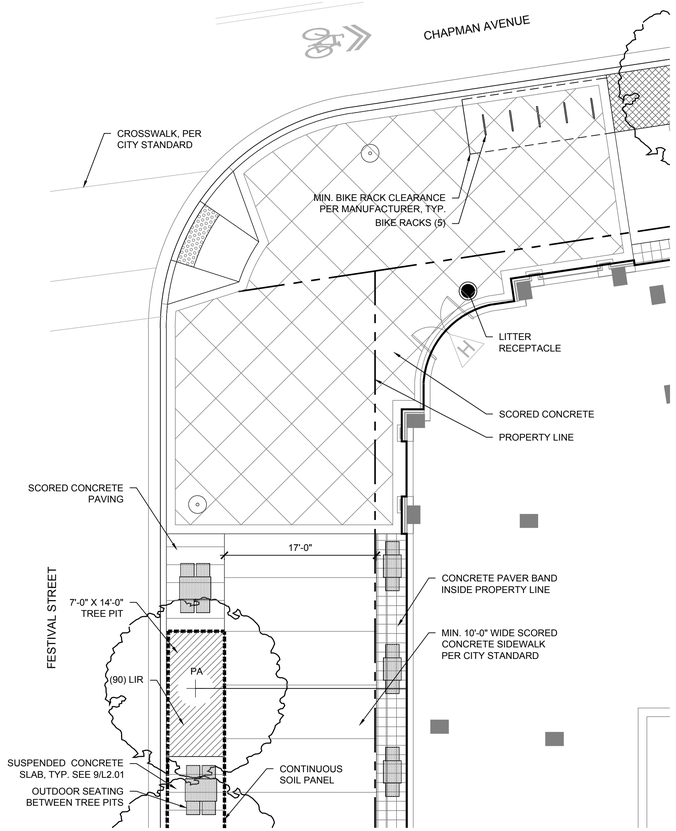
PROJECT LANDSCAPE ARCHITEC
RJ

DRAWN
EK

DATE Issue Date	APPROVED
SCALE: AS INDICATED	JOB NO. 19047

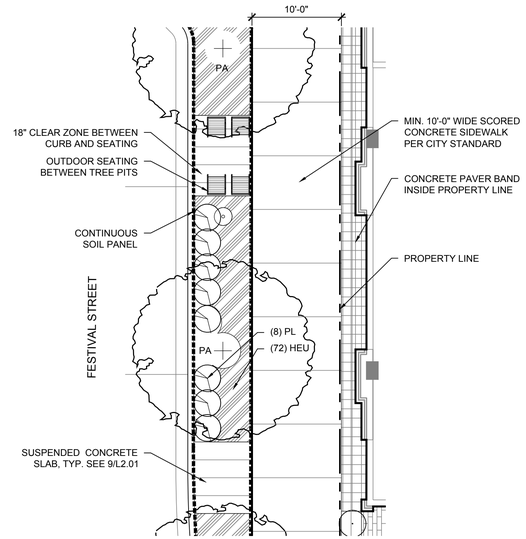
DRAWING NO.
L 1.01

Attachment 1.A.d: Landscaping Plans (3224 : STP2020-00401 Twinbrook Quarter)



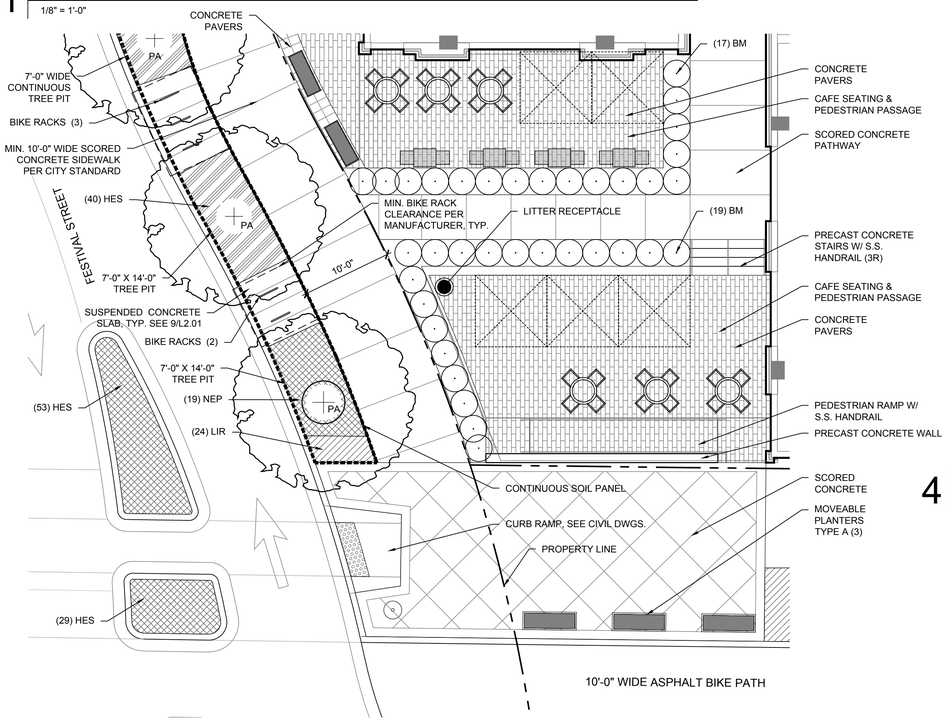
1 ENLARGEMENT PLAN - FESTIVAL ST

1/8" = 1'-0"



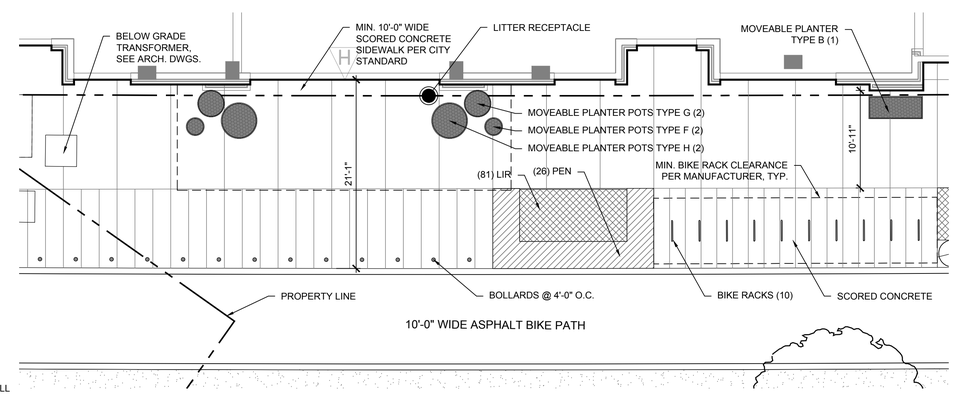
2 ENLARGEMENT PLAN - FESTIVAL ST

1/8" = 1'-0"



3 ENLARGEMENT PLAN - FESTIVAL ST

1/8" = 1'-0"



4 ENLARGEMENT PLAN - ROCKVILLE PIKE

1/8" = 1'-0"

LEGEND

- SHADE TREE *
- SIGNIFICANT REPLACEMENT TREE * (13 TREES TOTAL IN PHASE 1)
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- BOLLARD
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- BIKE RACK
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- UMBRELLA***
- STREET LIGHT
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NOTES

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2. ALL TREE PITS MUST HAVE MIN. 4'-0" DEPTH OF PLANTING SOIL

Site Plan Submission

1/24/2020 5:10:37 PM

1.A.d

MAHAN RYKIEL ASSOCIATES INC

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Twinbrook Quarter Phase I

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MECH. / PLUMBING ENGINEER
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SUSTAINABLE BUILDING PARTNERS
703.970.2890

LIGHTING DESIGNER
MCLA
202.298.8062

Key Plan

Issue

NO.		DATE
1	Site Plan Submission	2020/01/2
2	Agency DRC Response	2020/05/1
3	Agency DRC Response	2020/06/2
4	Agency DRC Response	2020/07/2

Revisions

NO.	DATE

STATE OF MARYLAND
JINGPENG SU
3429
LANDSCAPE ARCHITECT

Enlargement Plan Level 1

PRINCIPAL IN CHARGE
PG

PROJECT LANDSCAPE ARCHITECT
RJ

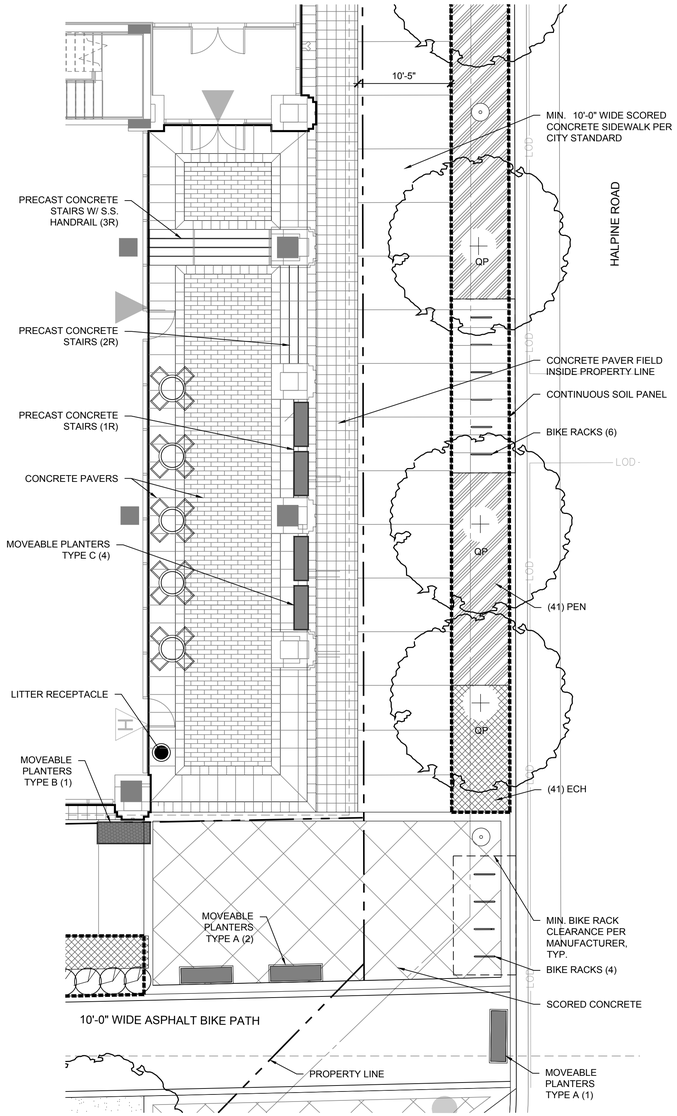
DRAWN
EK

DATE Issue Date	APPROVED
SCALE: AS INDICATED	JOB NO. 19047

DRAWING NO.

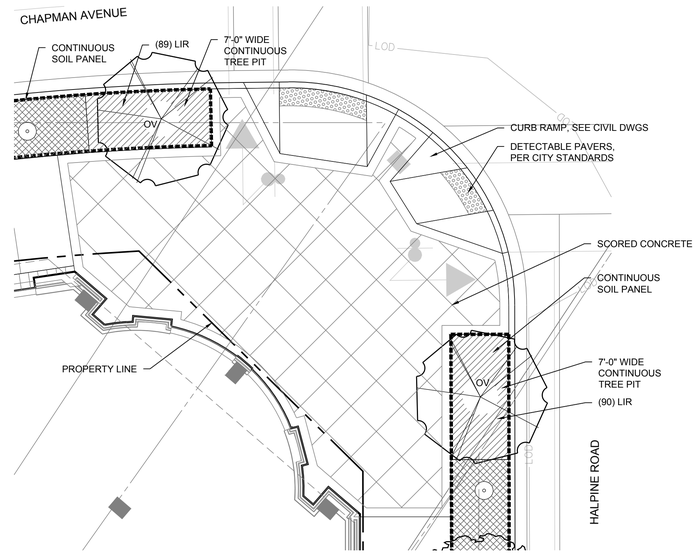
L 1.02

Attachment 1.A.d: Landscaping Plans (3224 : STP2020-00401 Twinbrook Quarter)



1 ENLARGEMENT PLAN - HALPINE RD

1/8" = 1'-0"



2 ENLARGEMENT PLAN - CHAPMAN AVE

1/8" = 1'-0"

LEGEND

- SHADE TREE *
- SIGNIFICANT REPLACEMENT TREE * (13 TREES TOTAL IN PHASE 1)
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NOTES

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2. ALL TREE PITS MUST HAVE MIN. 4'-0" DEPTH OF PLANTING SOIL

Site Plan Submission

1/24/2020 5:10:37 PM

1.A.d

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Twinbrook Quarter Phase I

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LIGHTING DESIGNER
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Key Plan

Issue

NO.		DATE
1	Site Plan Submission	2020/01/2
2	Agency DRC Response	2020/05/1
3	Agency DRC Response	2020/06/2
4	Agency DRC Response	2020/07/2

Revisions

NO.	DATE

Enlargement Plan Level 1

PRINCIPAL IN CHARGE
PG

PROJECT LANDSCAPE ARCHITECT
RJ

DRAWN
EK

DATE	APPROVED
Issue Date	
SCALE: AS INDICATED	JOB NO. 19047

DRAWING NO.
L 1.03

Attachment 1.A.d: Landscaping Plans (3224 : STP2020-00401 Twinbrook Quarter)

1 ROOF PLAN - LEVEL 4

1" = 30'-0"

0 15' 30' 60' N

INTENSIVE LIGHTWEIGHT PLANTING SOIL MIX (FOR ALL ON-STRUCTURE CONDITIONS)

MANUFACTURER: STANCILLS INC, WWW.STANCILLS.COM, 877-536-9572, OR APPROVED EQUAL

PRODUCT IDENTIFICATION: SKYGARDEN M3 INTENSIVE LIGHTWEIGHT SOIL MIX

1. THE PLANTING SOIL TO MEET CURRENT FLL GUIDELINES OF INTENSIVE GREEN ROOF PLANTING SOIL MIX.
2. SATURATED PLANTING SOIL WEIGHT TO NOT EXCEED WEIGHT LIMIT SET BY PROJECT STRUCTURAL ENGINEER

2 LIGHTWEIGHT PLANTING SOIL SPEC

NTS

LEGEND

- SHADE TREE *
- ORNAMENTAL TREE *
- EVERGREEN TREE *
- SCORED CONCRETE PAVING
- CONCRETE PAVERS
- BENCH
- CHAISE LOUNGE**
- DINING FURNITURE**
- SOFA SEATING**
- FLEXIBLE SEATING**
- CABANA**
- PLANTING AREA WITH INTENSIVE LIGHTWEIGHT SOIL FOR GREEN ROOFS (TREES 3'-6" SOIL DEPTH, SHRUBS 2'-6" SOIL DEPTH, GROUNDCOVER 12" SOIL DEPTH, SEE L3.00 FOR DETAILS)

** SITE FURNISHING ARE SHOWN FOR ILLUSTRATIVE PURPOSE ONLY. FINAL LOCATION AND TYPE WILL BE DECIDED IN COORDINATION WITH TENANT LOCATION AND USES.

PLANT LIST

SHADE TREES

QTY.	KEY	BOTANICAL/COMMON NAME	SIZE	HT. / SPD.	ROOT	REMARKS	NATIVE/ NONNATIVE
8	GT	Gleditsia triacanthos var. inermis 'Skycole' Skyline Honeylocust	2 1/2" Cal.	12'-16' ht	28" dia. (min.)	Single Stem B&B, full specimen uniform and symmetrical branching, Native	NATIVE
3	BN	Betula nigra 'Dura Heat' Dura Heat River Biirch		8'-10' Ht.	28" dia. (min.)	B&B: Multi-Stem, 3-5 canes, Native	NATIVE

ORNAMENTAL TREES

QTY.	KEY	BOTANICAL/COMMON NAME	SIZE	HEIGHT	ROOT	REMARKS	NATIVE/ NONNATIVE
4	AG	Acer griseum Paperbark Maple		8'-10' Ht.	20" dia. (min.)	B&B: Multi-Stem, 3-5 canes	NONNATIVE
4	AC	Amelanchier canadensis Serviceberry		8'-10' Ht.	20" dia. (min.)	B&B: Multi-Stem, 3-5 canes, Native	NATIVE
17	CA	Carpinus caroliniana American Hornbeam	4.5" Cal.	18'-20' Ht.	48" dia. (min.)	B&B: Single Stem, Native	NATIVE
4	CE	Cercis canadensis Eastern Redbud		8'-10' Ht.	20" dia. (min.)	B&B: Multi-Stem, 3-5 canes, Native	NATIVE
4	CF	Cornus x 'Rudan' Celestial Dogwood (Rutgers Series)		8'-10' Ht.	20" dia. (min.)	B&B: Multi-Stem, 3-5 canes, Native	NATIVE

EVERGREEN TREES

QTY.	KEY	BOTANICAL/COMMON NAME	SIZE	HEIGHT	ROOT	REMARKS	NATIVE/ NONNATIVE
5	IN	Ilex x 'Nellier R. Stevens' Nellie Stevens Holly		8'-10' Ht.	32" dia (min.)	B&B, Heavy	NONNATIVE

NOTES

1. REFER TO CIVIL DRAWINGS FOR SWM.
2. ALL TREES TO BE CENTERED IN PLANTER BEDS AS SHOWN.
3. LIGHTWEIGHT PLANTING SOIL TO BE USED FOR ALL ON-STRUCTURE PLANTINGS. MAX. SATURATED WEIGHT OF SOIL AS SET BY STRUCTURAL ENGINEER. STRUCTURAL DESIGN WILL BE PROVIDED DURING FINAL ENGINEERING PHASE.
4. FINAL HARDSCAPE AND PLANTING DESIGN (TREES, SHRUBS, GROUNDCOVER) WILL EVOLVE AS DESIGN IN FINALIZED. HARDSCAPE AND PLANTING DESIGN WILL BE SUBMITTED TO STAFF FOR FINAL APPROVAL

Site Plan Submission

1/24/2020 5:10:37 PM

1.A.d

MAHAN RYKIEL ASSOCIATES INC
3300 CLIPPER MILL RD., SUITE 2
BALTIMORE, MD 21211
t. 410.235.6001
www.mahanrykiel.com

Twinbrook Quarter Phase I

1500 - 1582 ROCKVILLE PIKE
ROCKVILLE, MD, 20852

OWNER / DEVELOPER
1592 ROCKVILLE PIKE LLC
301.986.7737

OFFICE ARCHITECT
HOK
202.339.8700

STRUCTURAL ENGINEER
SK&A MD
301.881.1441

MECH. / PLUMBING ENGINEER
EDG2
202.466.2222

ELECTRICAL ENGINEER
POWER DESIGN
727.210.0492

CIVIL ENGINEER
VIKA
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LANDSCAPE ARCHITECT
MAHAN RYKIEL ASSOCIATES
410.235.6001

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

LIGHTING DESIGNER
MCLA
202.298.8062

Key Plan

Issue

NO.		DATE
1	Site Plan Submission	2020/01/2
2	Agency DRC Response	2020/05/1
3	Agency DRC Response	2020/06/2
4	Agency DRC Response	2020/07/2

Revisions

NO.	DATE

STATE OF MARYLAND
JINGPENG GU
3429
LANDSCAPE ARCHITECT

Roof Plan Level 4

PRINCIPAL IN CHARGE
PG

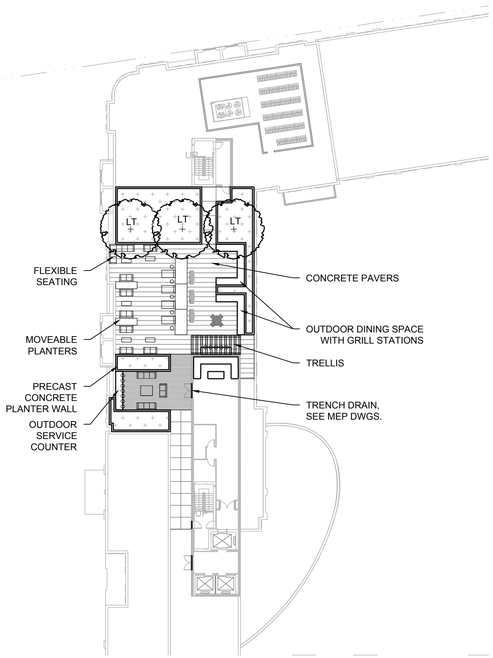
PROJECT LANDSCAPE ARCHITEC
RJ

DRAWN
EK

DATE Issue Date	APPROVED
SCALE: AS INDICATED	JOB NO. 19047

DRAWING NO.
L 1.04

Attachment 1.A.d: Landscaping Plans (3224 : STP2020-00401 Twinbrook Quarter)



1 ROOF PLAN - LEVEL 12 PENTHOUSE

1" = 30'-0"

0 15' 30' 60' N

INTENSIVE LIGHTWEIGHT PLANTING SOIL MIX (FOR ALL ON-STRUCTURE CONDITIONS)

MANUFACTURER: STANCILLS INC, WWW.STANCILLS.COM, 877-536-9572, OR APPROVED EQUAL

PRODUCT IDENTIFICATION: SKYGARDEN M3 INTENSIVE LIGHTWEIGHT SOIL MIX

1. THE PLANTING SOIL TO MEET CURRENT FLL GUIDELINES OF INTENSIVE GREEN ROOF PLANTING SOIL MIX.
2. SATURATED PLANTING SOIL WEIGHT TO NOT EXCEED WEIGHT LIMIT SET BY PROJECT STRUCTURAL ENGINEER

2 LIGHTWEIGHT PLANTING SOIL SPEC

NTS

PLANT LIST

ORNAMENTAL TREES

QTY.	KEY	BOTANICAL/COMMON NAME	SIZE	HEIGHT	ROOT	REMARKS	NATIVE/ NONNATIVE
3	LT	Lagerstroemia indica 'Tuscarora' Tuscarora Crape Myrtle		8'-10' Ht.	20" dia. (min.)	B&B: Multi-Stem, 3-5 canes Full Canopy, Matched	NONNATIVE

LEGEND

- SHADE TREE *
- SCORED CONCRETE PAVING
- CONCRETE PAVERS
- MOVEABLE PLANTERS
- DAYBED**
- DINING FURNITURE**
- SOFA SEATING**
- PLANTING AREA WITH INTENSIVE LIGHTWEIGHT SOIL FOR GREEN ROOFS (TREES 3'-6" SOIL DEPTH, SHRUBS 2'-6" SOIL DEPTH, GROUNDCOVER 12" SOIL DEPTH, SEE L3.00 FOR DETAILS)

** SITE FURNISHING ARE SHOWN FOR ILLUSTRATIVE PURPOSE ONLY. FINAL LOCATION AND TYPE WILL BE DECIDED IN COORDINATION WITH TENANT LOCATION AND USES.

NOTES

1. REFER TO CIVIL DRAWINGS FOR SWM.
2. ALL TREES TO BE CENTERED IN PLANTER BEDS AS SHOWN.
3. LIGHTWEIGHT PLANTING SOIL TO BE USED FOR ALL ON-STRUCTURE PLANTINGS. MAX. SATURATED WEIGHT OF SOIL AS SET BY STRUCTURAL ENGINEER. STRUCTURAL DESIGN WILL BE PROVIDED DURING FINAL ENGINEERING PHASE.
4. FINAL HARDSCAPE AND PLANTING DESIGN (TREES, SHRUBS, GROUNDCOVER) WILL EVOLVE AS DESIGN IN FINALIZED. HARDSCAPE AND PLANTING DESIGN WILL BE SUBMITTED TO STAFF FOR FINAL APPROVAL

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703.970.2890

LIGHTING DESIGNER
MCLA
202.298.8062

Key Plan

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3	Agency DRC Response	2020/06/2
4	Agency DRC Response	2020/07/2

Revisions

NO. DATE

STATE OF MARYLAND
JINGPENG GU
3429
LANDSCAPE ARCHITECT

Roof Plan Level 12

PRINCIPAL IN CHARGE
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DRAWN
EK

DATE Issue Date	APPROVED
SCALE: AS INDICATED	JOB NO. 19047

DRAWING NO.

L 1.05

Attachment 1.A.d: Landscaping Plans (3224 : STP2020-00401 Twinbrook Quarter)

PLANT LIST

LARGE SHADE TREES

QTY.	KEY	BOTANICAL/COMMON NAME	SIZE	HT. / SPD.	ROOT	REMARKS	NATIVE/ NONNATIVE
22	PA	Platanus x acerifolia 'Morton Circle' Exclamation Planetree	2 1/2" Cal.	12'-16' ht	28" dia. (min.)	B&B: oversized ball, full uniform trunk, symmetrical branching, full specimen, Native	NATIVE
10	QP	Quercus phellos 'Hightower' Hightower Willow Oak	2 1/2" Cal.	12'-16' ht	28" dia (min.)	Single Stem B&B, full specimen uniform & symmetrical branching, Native	NATIVE
17	UA	Ulmus americana 'Princeton' Princeton American Elm	2 1/2" Cal.	12'-16' ht	28" dia. (min.)	B&B: oversized ball, full uniform trunk, symmetrical branching, full specimen, Native	NATIVE
17	ZS	Zelkova serrata 'Green Vase' Green Vase Zelkova	2 1/2" Cal.	12-16" ht	28" dia (min.)	B&B: oversized ball, full uniform trunk, symmetrical branching, full specimen	NONNATIVE

INTERIM TREES

QTY.	KEY	BOTANICAL/COMMON NAME	SIZE	HEIGHT	ROOT	REMARKS	NATIVE/ NONNATIVE
12	QPA	Quercus palustris Pin Oak	2 1/2" Cal.	12'-16' ht	28" dia (min.)	Single Stem B&B, full specimen uniform & symmetrical branching, Native	NATIVE
6	QP	Quercus phellos 'Hightower' Hightower Willow Oak	2 1/2" Cal.	12'-16' ht	28" dia (min.)	Single Stem B&B, full specimen uniform & symmetrical branching, Native	NATIVE
3	CE	Cercis canadensis Eastern Redbud		8'-10' Ht.	20" dia (min.)	B&B, Multi-Stem, 3-5 canes, Native	NATIVE

ORNAMENTAL TREES

QTY.	KEY	BOTANICAL/COMMON NAME	SIZE	HEIGHT	ROOT	REMARKS	NATIVE/ NONNATIVE
9	CE	Cercis canadensis Eastern Redbud		8'-10' Ht.	20" dia (min.)	B&B, Multi-Stem, 3-5 canes, Native	NATIVE
2	OV	Ostrya virginiana Hophornbeam	2 1/2" Cal.	12'-14' Ht.	32" dia (min.)	B&B, Single Stem, Full Canopy Matched	NATIVE

SHRUBS

QTY.	KEY	BOTANICAL/COMMON NAME	SIZE	HT. / SPD.	REMARKS	NATIVE/ NONNATIVE
40	BM	Buxus microphylla var. koreana Korean Boxwood	7 gal.	24" Ht.	Full, Matched	NONNATIVE
25	PL	Prunus laurocerasus 'Otto Luyken' Dwarf Cherry Laurel	5 gal.	24-30" Ht.	Full, Matched, Non-Native	NONNATIVE
126	PS	Prunus laurocerasus 'Schipkaensis' Skip Laurel		4'-5' Ht.	B&B, Full, Matched, Non-Native	NONNATIVE
54	TD	Taxus x media 'Densiformis' Densiformis Yew	30" Spd. (B&B)		Full, Matched	NONNATIVE

ORNAMENTAL GRASSES

QTY.	KEY	BOTANICAL/COMMON NAME	SIZE	HT. / SPD.	REMARKS	NATIVE/ NONNATIVE
483	PAN	Panicum virgatum 'Roshtrahlbush' Red Switchgras	1 gal.		30" o.c., Native	NATIVE
871	PEN	Pennisetum alopecuroides 'Hameln' Dwarf Fountain Grass	1 gal.		24" o.c.	NONNATIVE

GROUNDCOVER AND PERENNIALS

QTY.	KEY	BOTANICAL/COMMON NAME	SIZE	HT. / SPD.	REMARKS	NATIVE/ NONNATIVE
206	ECH	Echinacea purpurea Purple Coneflower	1 gal.		18" o.c., Native	NATIVE
118	HEM	Hemerocallis 'Mary Todd' Mary Todd Daylilly	1 gal.		24" o.c.,	NONNATIVE
422	HES	Hemerocallis 'Stella D'oro' Stella D'oro Daylilly	1 gal.		18" o.c.,	NONNATIVE
595	HEU	Heuchera micrantha var. diversifolia 'Palace Purple' Coral Bells	1 gal.		15" o.c., Native	NATIVE
7,354	LIR	Liriope muscari 'Royal Purple' Liriope	1 gal.		12" o.c.	NONNATIVE
112	NEP	Nepeta x faassenii 'Walker's Low' Catmint	1 gal.		24" o.c.	NONNATIVE
75	RUD	Rudbeckia fulgida var. fulgida Black Eyed Susan	1 gal.		24" o.c., Native	NATIVE

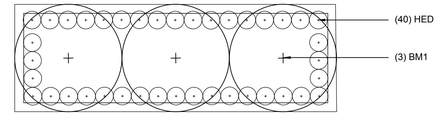
PLANT LIST (BIORETENTION)

SHRUBS

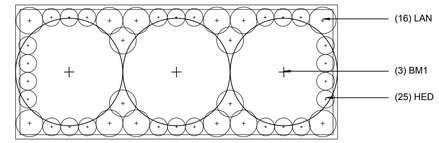
QTY.	KEY	BOTANICAL/COMMON NAME	SIZE	HT. / SPD.	ROOT	REMARKS	NATIVE/ NONNATIVE
16	IG	Ilex glabra 'Shamrock' Shamrock Inkberry	#5	24" Spd.	Cont.	Full, Matched	NATIVE
96	RA	Rhus aromatica 'Gro Low' Gro Low Fragrant Sumac	#3	24" Spd.	Cont.	Full, Matched	NATIVE

GROUNDCOVER, PERENNIALS AND GRASSES

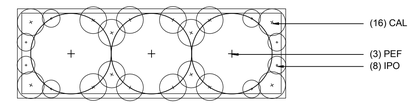
QTY.	KEY	BOTANICAL/COMMON NAME	SIZE	HT. / SPD.	ROOT	REMARKS	NATIVE/ NONNATIVE
73	IRI	Iris versicolor Blue Flag Iris	#1	18" Spd.	Cont.		NATIVE
77	PAN	Panicum virgatum 'Rotstrahlbusch' Switchgrass	#1	30" Spd.	Cont.		NATIVE
321	SPO	Sporobolus heterolepis Prairie Dropseed	#1	24" Spd.	Cont.		NATIVE



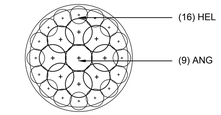
TYPE A - 6'-0"X2'-0" (TYP. OF 7)



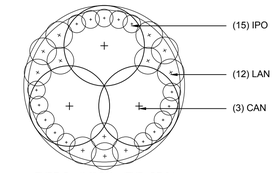
TYPE B - 6'-0"X2'-6" (TYP. OF 12)



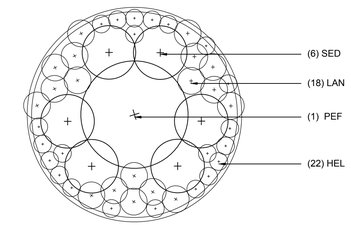
TYPE C - 5'-0"X1'-8" (TYP. OF 9)



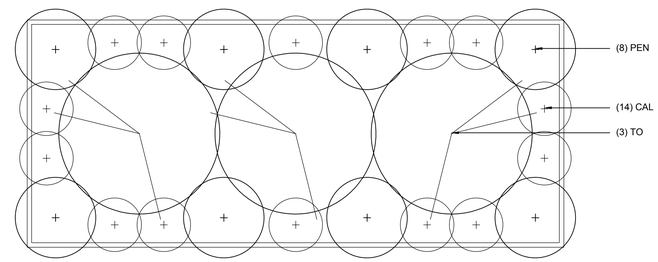
TYPE F - 1'-0" DIA. (TYP. OF 2)



TYPE G - 1'-6" DIA. (TYP. OF 2)

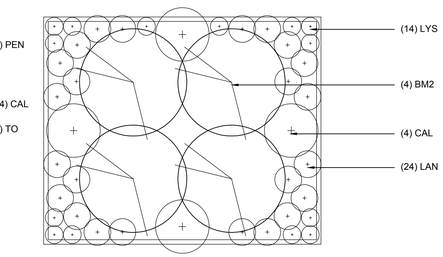


TYPE H - 2'-0" DIA. (TYP. OF 2)



Pot Planting

TYPE D - 10'-0"X4'-3" (TYP. OF 4)



TYPE E - 5'-2"X4'-3" (TYP. OF 1)

QTY.	KEY	BOTANICAL/COMMON NAME	SIZE	HT. / SPD.	REMARKS
18	ANG	Angelonia serena 'Blue' Snapdragon	6" Pot		
57	BM1	Buxus x 'Green Mountain' Green Mountain Boxwood	30" Ht.		
4	BM2	Buxus x 'Green Mound' Green Mound Boxwood	18"-24" Spd.		Container
6	CAN	Canna 'Bronze Scarlet' Canna Lily	2 Gal.		
208	CAL	Callibrachoa 'Saffron' White Million Bells	2 Gal.		
580	HED	Hedra helix English Ivy	4" Pot		
80	HEL	Helichrysum petiolare Licorice Plant	4" Pot		
102	IPO	Ipomea batatas 'Blackie' Sweet Potato Vine	4" Pot		
282	LAN	Lantana 'Radiation' Lantana	6" Pot		
14	LYS	Lysmachia nummularia 'Aurea' Creeping Jenny	2 Gal.		
29	PEF	Pennisetum sectaceum 'Fireworks' Fountain Grass	2 Gal.		
32	PEN	Pennisetum alopecuroides 'Hameln' Dwarf Fountain Grass	2 Gal.		
12	SED	Sedum 'Autumn Joy' Stonecrop	1 gal.		
12	TO	Thuja occidentalis 'Emerald' Arborvitae	5' Ht.		Container

1 GROUND LEVEL PLANTER / POT PLANTING

3/4" = 1'-0"

NOTES

1. STREET TREES - SPECIES HAVE BEEN SELECTED FROM THE APPROVED TREE LIST. SELECTION CAN BE REVISED BASED ON COMMENTS.

Site Plan Submission

1/24/2020 5:10:37 PM

1.A.d

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Twinbrook Quarter
Phase I

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202.298.8062

Key Plan

Issue

NO.		DATE
1	Site Plan Submission	2020/01/2
2	Agency DRC Response	2020/05/1
3	Agency DRC Response	2020/06/1
4	Agency DRC Response	2020/07/2

Revisions

NO.	DATE

Planting Schedule

PRINCIPAL IN CHARGE
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PROJECT LANDSCAPE ARCHITEC
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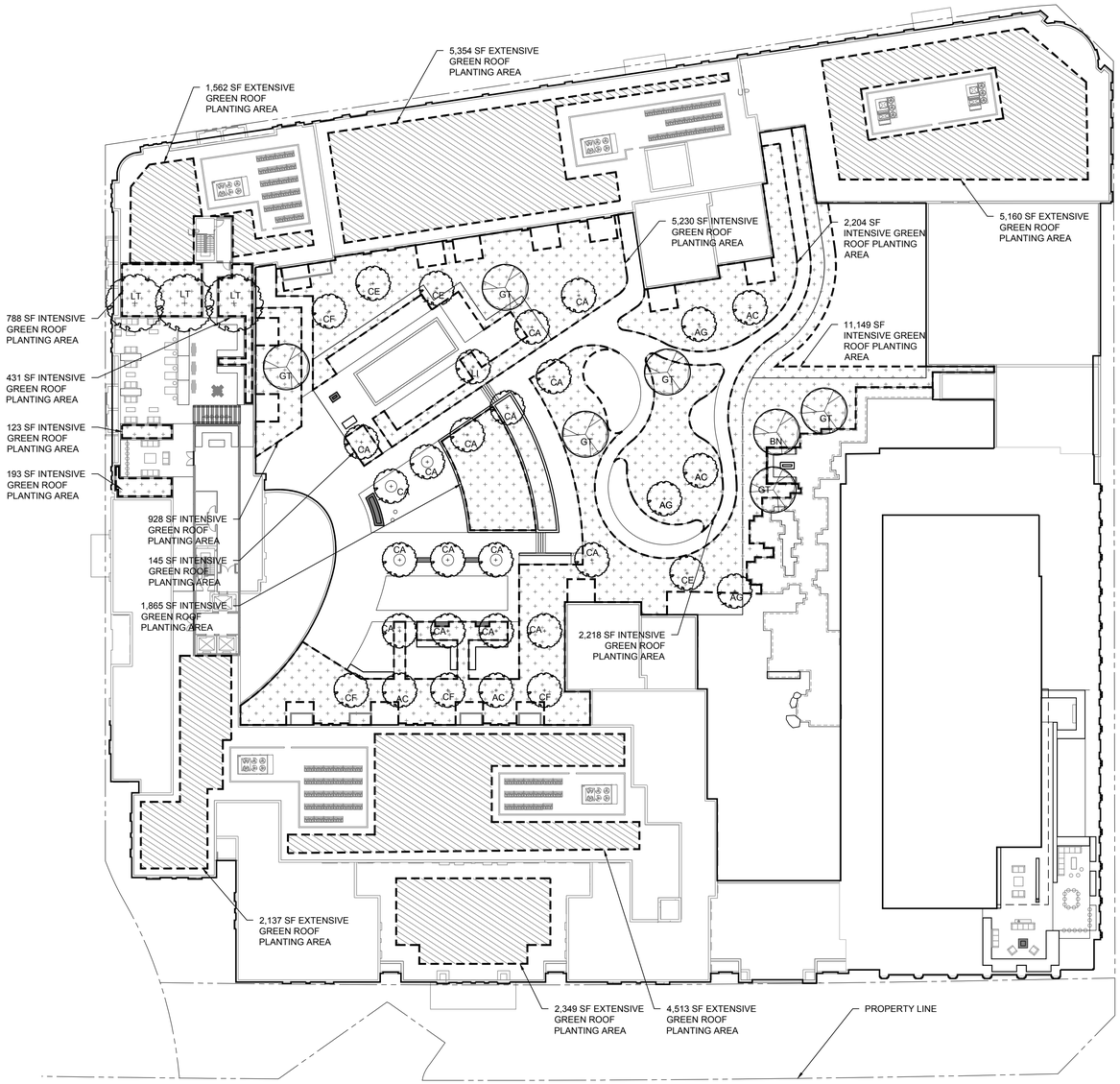
DATE Issue Date	APPROVED
SCALE: AS INDICATED	JOB NO. 19047

DRAWING NO.
L 1.06

Attachment 1.A.d: Landscaping Plans (3224 : STP2020-00401 Twinbrook Quarter)



NOTE:
1. TOTAL SF OF INTENSIVE GREEN ROOF PLANTING AREA = 25,274 SF
2. TOTAL SF OF EXTENSIVE GREEN ROOF PLANTING AREA = 21,075 SF
(EXTENSIVE GREEN ROOF MATERIALS WILL BE CHOSEN BASED ON LICENSED AND APPROVED GREEN ROOF VENDOR, BASED ON LOCAL SEDUM SPECIES, AND WILL BE PLACED FOR REVIEW AND APPROVAL BY THE CITY AT THE TIME THAT THE VENDOR IS CHOSEN AND PRIOR TO BUILDING PERMIT)

1 STORMWATER MANAGEMENT PLANTING PLAN

1" = 30'-0"

0 15' 30' 60' N

PLANT LIST

SHADE TREES

QTY.	KEY	BOTANICAL/COMMON NAME	SIZE	HT. / SPD.	ROOT	REMARKS
6	GT	Gleditsia triacanthos var. inermis Thornless Honeylocust	2 1/2" Cal.	12'-16' ht	32" dia (min.)	Single Stem B&B, full specimen uniform & symmetrical branching, Native
1	BN	Betula nigra 'Dura Heat' Dura Heat River Birch		8'-10' Ht.	32" dia. (min.)	B&B: Mulit-Stem, 3-5 canes, Native

ORNAMENTAL TREES

QTY.	KEY	BOTANICAL/COMMON NAME	SIZE	HEIGHT	ROOT	REMARKS
3	AG	Acer griseum Paperbark Maple		8'-10' Ht.	20" dia (min.)	B&B, Multi-Stem, 3-5 canes
4	AC	Amelanchier canadensis Serviceberry		8'-10' Ht.	20" dia (min.)	B&B, Multi-Stem, 3-5 canes, Native
17	CA	Carpinus caroliniana American Hornbeam	4.5" Cal.	18'-20' Ht.	20" dia (min.)	B&B, Multi-Stem, 3-5 canes, Native
3	CE	Cercis canadensis Eastern Redbud		8'-10' Ht.	20" dia (min.)	B&B, Multi-Stem, 3-5 canes, Native
4	CF	Cornus x 'Rutdan' Celestial Dogwood (Rutgers Series)		8'-10' Ht.	20" dia (min.)	B&B, Multi-Stem, 3-5 canes, Native Parent
3	LT	Lagerstroemia indica 'Tuscarora' Tuscarora Crape Myrtle		8'-10' Ht.	32" dia (min.)	B&B, Multi- Stem, Full Canopy 3-5 Canes, Matched

NOTES:
1. FINAL PLANTINGS (TREES, SHRUBS, GROUNDCOVER) PER FINAL ARCH & STRUCTURAL DESIGN. PLANTING DESIGN WILL BE SUBMITTED TO STAFF FOR FINAL APPROVAL

NOTES
1. REFER TO CIVIL DRAWINGS FOR SWM CALCULATION.
2. FINAL HARDSCAPE AND PLANTING DESIGN (TREES, SHRUBS, GROUNDCOVER) WILL EVOLVE AS DESIGN IN FINALIZED. HARDSCAPE AND PLANTING DESIGN WILL BE SUBMITTED TO STAFF FOR FINAL APPROVAL

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LIGHTING DESIGNER
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4	Agency DRC Response	2020/07/2

Revisions

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Stormwater Management Plan

PRINCIPAL IN CHARGE
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DRAWING NO.
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Attachment 1.A.d: Landscaping Plans (3224 : STP2020-00401 Twinbrook Quarter)

PRODUCT INFORMATION

MODEL: LIGHT COLUMN BOLLARD (NON-ILLUMINATED), OR APPROVED EQUAL

QUANTITY: PER PLAN

MANUFACTURER: FORMS + SURFACES
30 PINE ST.
PITTSBURGH, PA 15223
800.451.0410
FORMS-SURFACES.COM

COLOR & FINISH: STAINLESS STEEL FINISH OR APPROVED EQUAL

1 BOLLARD EXAMPLE

N.T.S.

PRODUCT INFORMATION

MODEL: TRIO BIKE RACK, OR APPROVED EQUAL

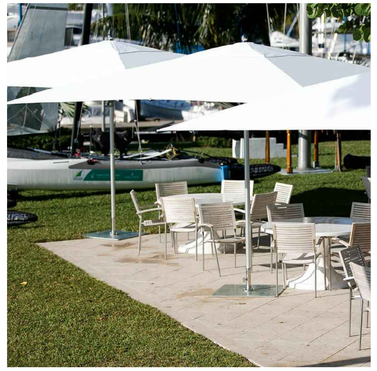
QUANTITY: PER PLAN

MANUFACTURER: FORMS + SURFACES
30 PINE ST.
PITTSBURGH, PA 15223
800.451.0410
FORMS-SURFACES.COM

COLOR & FINISH: POWER COATED, SLATE TEXTURE

2 BIKE RACKS EXAMPLE

N.T.S.



PRODUCT INFORMATION

MODEL: OCEAN MASTER MAX CLASSIC, OR APPROVED EQUAL

QUANTITY PER PLAN

MANUFACTURER: LANDSCAPE FORMS INC.
431 LAWNDALE AVE.
KALAMAZOO, MI 49048
800.430.6209
LANDSCAPEFORMS.COM

COLOR & FINISH: POLISHED ALUMINUM POLE AND FABRIC, OR APPROVED EQUAL

3 MOVABLE UMBRELLA EXAMPLE

N.T.S.

PRODUCT INFORMATION

MODEL: DISPATCH LITTER & RECYCLING RECEPTACLE,
OR APPROVED EQUAL
QUANTITY PER PLAN

MANUFACTURER: FORMS + SURFACES
30 PINE ST.
PITTSBURGH, PA 15223
800.451.0410
FORMS-SURFACES.COM

COLOR & FINISH: POWDER COATED, SLATE TEXTURE

4 TRASH RECEPTACLE EXAMPLE

N.T.S.

PRODUCT INFORMATION

MODEL: LOLLYGAGGER ROCKER, OR APPROVED EQUAL

QUANTITY PER PLAN

MANUFACTURER: LOLL DESIGNS
5912 WASECA ST.
DULUTH, MN 55807
877.740.3387
LOLLDESIGNS.COM
COLOR & FINISH: APPLE RED OR APPROVED EQUAL

5 MOVABLE CHAIR EXAMPLE

N.T.S.

PRODUCT INFORMATION

MODEL: CATENA CHAIR & TABLE, OR
APPROVED EQUAL

QUANTITY PER PLAN

MANUFACTURER: LANDSCAPE FORMS INC.
431 LAWNDALE AVE.
KALAMAZOO, MI 49048
800.430.6209
LANDSCAPEFORMS.COM

COLOR & FINISH: STAINLESS STEEL, OR APPROVED EQUAL

6 DINING FURNITURE EXAMPLE

N.T.S.

PRODUCT INFORMATION

MODEL: ORE MID RECTANGLE PLANTER OR APPROVED EQUAL

QUANTITY: PER PLAN

MANUFACTURER: THE QUATRO DESIGN FACTORY
132 PIERPONT AVE. - GARDEN LEVEL, SALT LAKE CITY, UT 84101
HTTP://ORE.DESIGN

COLOR & FINISH: POWDER COATED FINISH, CHARCOAL GREY OR APPROVED EQUAL

7 MOVABLE PLANTER EXAMPLE

N.T.S.

PRODUCT INFORMATION

MODEL: ORE CONE PLANTER, ORE BOWL PLANTER OR APPROVED EQUAL

QUANTITY: PER PLAN

MANUFACTURER: THE QUATRO DESIGN FACTORY
132 PIERPONT AVE. - GARDEN LEVEL, SALT LAKE CITY, UT 84101
HTTP://ORE.DESIGN

COLOR & FINISH: POWDER COATED FINISH, CHARCOAL GREY OR APPROVED EQUAL

8 MOVABLE PLANTER POT EXAMPLE

N.T.S.

PRODUCT INFORMATION

MODEL: JAMISON, OR APPROVED EQUAL

QUANTITY: PER PLAN

MANUFACTURER: URBAN ACCESSORIES
465 EAST 15TH STREET, TACOMA WA 98421
(877) 487-0488
HTTP://WWW.URBANACCESSORIES.COM

COLOR & FINISH: STAINLESS STEEL FINISH OR APPROVED EQUAL

9 TRENCH DRAIN EXAMPLE

N.T.S.

Site Plan Submission

1/24/2020 5:10:37 PM

MAHAN RYKIEL ASSOCIATES INC

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Twinbrook Quarter Phase I

1500 - 1582 ROCKVILLE PIKE
ROCKVILLE, MD, 20852

OWNER / DEVELOPER
1592 ROCKVILLE PIKE LLC
301.986.7737

OFFICE ARCHITECT
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202.339.8700

STRUCTURAL ENGINEER
SK&A MD
301.881.1441

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202.466.2222

ELECTRICAL ENGINEER
POWER DESIGN
727.210.0492

CIVIL ENGINEER
VIKA
301.916.4100

LANDSCAPE ARCHITECT
MAHAN RYKIEL ASSOCIATES
410.235.6001

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

LIGHTING DESIGNER
MCLA
202.298.8062

Key Plan

Issue

NO.		DATE
1	Site Plan Submission	2020/01/2
2	Agency DRC Response	2020/05/1
3	Agency DRC Response	2020/06/1
4	Agency DRC Response	2020/07/2

Revisions

NO.	DATE

STATE OF MARYLAND
JINGPENG GU
3429
LANDSCAPE ARCHITECT

Site Furnishing

PRINCIPAL IN CHARGE
PG

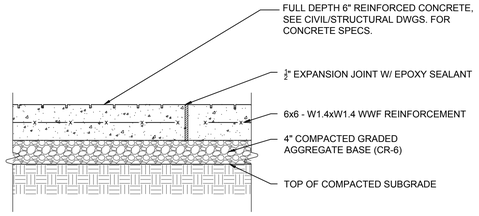
PROJECT LANDSCAPE ARCHITEC
RJ

DRAWN
EK

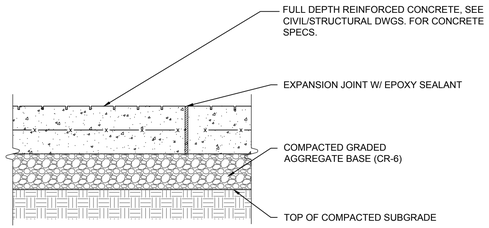
DATE Issue Date	APPROVED
SCALE: AS INDICATED	JOB NO. 19047

DRAWING NO.
L 2.00

Attachment 1.A.d: Landscaping Plans (3224 : STP2020-00401 Twinbrook Quarter)



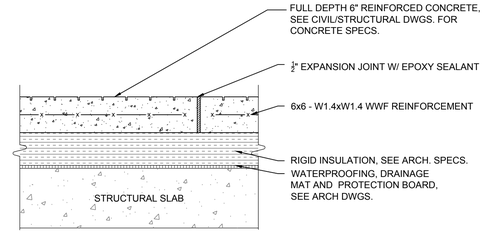
A. PEDESTRIAN



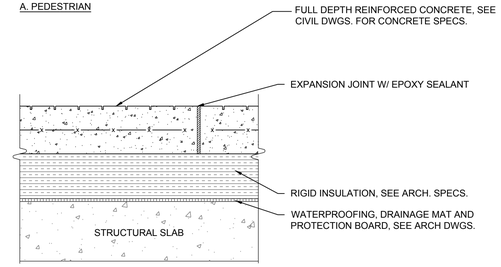
B. VEHICULAR (SEE CIVIL DWGS.)

NOTES:
1. SEE STRUCTURAL FOR STRUCTURAL SLAB REINFORCEMENT AND LOADING REQUIREMENTS.
2. REFER TO LANDSCAPE PLANS FOR EXPANSION JOINT LOCATIONS (NOT TO EXCEED 20' O.C.)
3. CONTRACTOR TO SUBMIT EXPANSION JOINT MATERIAL COLOR OPTIONS TO LANDSCAPE ARCHITECT FOR APPROVAL.
4. FOR ALL ROADWAY SUBBASE, REINFORCEMENT & CONCRETE, SEE CIVIL DWGS. & SPECS.
5. SEE LANDSCAPE SPECS FOR CONCRETE FINISH
6. DETAIL FOR VEHICULAR CONCRETE IS SHOWN FOR DESIGN INTENT ONLY.
7. PAVEMENT SECTIONS FOR VEHICULAR AREAS WILL BE APPROVED AT DETAILED ENGINEERING PHASE.
8. ALL VEHICULAR AREAS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE ASPHALT MEETING THE CITY'S REQUIRED PAVEMENT SECTIONS, OR MATCH THE CITY'S STANDARD CONCRETE DRIVEWAY APRON DETAILS.

1 CONCRETE @ GRADE
1"=1'-0"



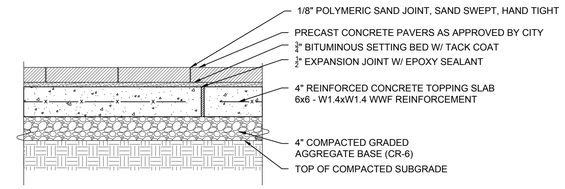
A. PEDESTRIAN



B. VEHICULAR (SEE CIVIL SWGS.)

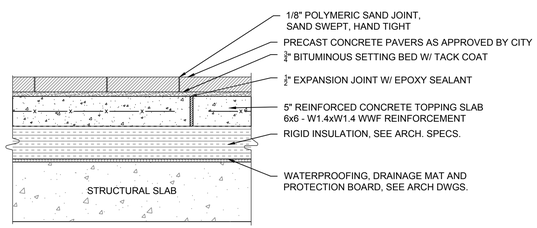
NOTES:
1. SEE STRUCTURAL FOR STRUCTURAL SLAB REINFORCEMENT AND LOADING REQUIREMENTS.
2. REFER TO LANDSCAPE PLANS FOR EXPANSION JOINT LOCATIONS (NOT TO EXCEED 20' O.C.)
3. CONTRACTOR TO SUBMIT EXPANSION JOINT MATERIAL COLOR OPTIONS TO LANDSCAPE ARCHITECT FOR APPROVAL.
4. FOR ALL ROADWAY SUBBASE, REINFORCEMENT & CONCRETE, SEE CIVIL DWGS. & SPECS.
5. SEE LANDSCAPE SPECS FOR CONCRETE FINISH
6. DETAIL FOR VEHICULAR CONCRETE IS SHOWN FOR DESIGN INTENT ONLY.
7. PAVEMENT SECTIONS FOR VEHICULAR AREAS WILL BE APPROVED AT DETAILED ENGINEERING PHASE.
8. ALL VEHICULAR AREAS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE ASPHALT MEETING THE CITY'S REQUIRED PAVEMENT SECTIONS, OR MATCH THE CITY'S STANDARD CONCRETE DRIVEWAY APRON DETAILS.

2 CONCRETE ON STRUCTURE
1"=1'-0"



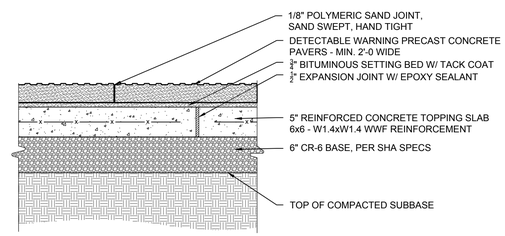
NOTES:
1. CONTRACTOR TO SUBMIT EXPANSION JOINT MATERIAL FOR COLOR SELECTIONS TO LANDSCAPE ARCHITECT FOR APPROVAL.

3 PRECAST CONCRETE PAVERS @ GRADE (PEDESTRIAN)
1"=1'-0"



NOTES:
1. SEE STRUCTURAL DWGS. FOR STRUCTURAL SLAB REINFORCEMENT AND LOADING REQUIREMENTS.
2. CONTRACTOR TO SUBMIT EXPANSION JOINT MATERIAL FOR COLOR SELECTIONS TO LANDSCAPE ARCHITECT FOR APPROVAL.
3. SEE MEP/ CIVIL FOR DRAINAGE/ DRAINS/ WATER CALCULATIONS ETC.

4 PRECAST CONCRETE PAVERS ON STRUCTURE (PEDESTRIAN)
1"=1'-0"



NOTES:
1. CONTRACTOR TO SUBMIT EXPANSION JOINT MATERIAL FOR COLOR SELECTIONS TO LANDSCAPE ARCHITECT FOR APPROVAL

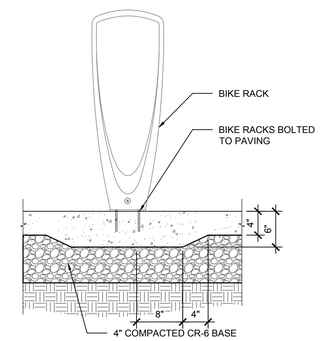
5 TRUNCATED DOME PAVERS
1"=1'-0"

PAVING @ PLANTING (@ GRADE)

PAVING @ PLANTING (ON STRUCTURE)

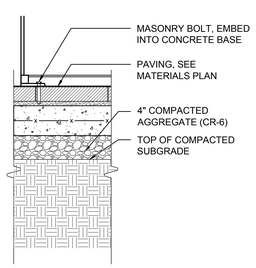
NOTE:
1. REFER TO STRUCTURAL DOCUMENTS. FOR STRUCTURAL SLAB ELEVATIONS & DETAILS.
2. REFER TO ARCHITECTURAL DOCUMENTS FOR ALL WATERPROOFING, DRAINAGE BOARD, AND PROTECTION BOARD
3. ALL TREE PITS @ GRADE MUST HAVE MIN. 4'-0" DEPTH OF PLANTING SOIL
4. REFER TO MEP FOR DRAINS.

6 EDGE RESTRAINTS @ PLANTING BEDS
1"=1'-0"

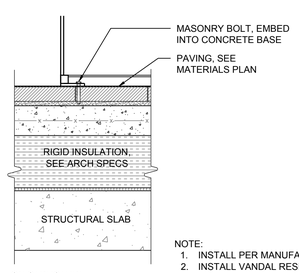


NOTE:
1. INSTALL PER MANUFACTURE'S RECOMMENDATIONS
2. USE VANDAL RESISTANT HARDWARE

7 BIKE RACK
1"=1'-0"



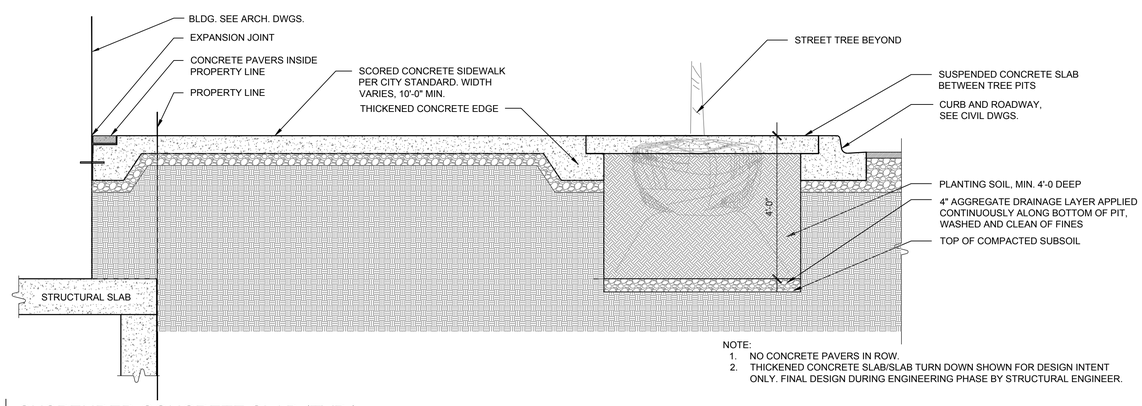
AT GRADE



ON STRUCTURE

NOTE:
1. INSTALL PER MANUFACTURE'S RECOMMENDATIONS
2. INSTALL VANDAL RESISTANT HARDWARE

8 LITTER AND RECYCLE RECEPTACLE
1"=1'-0"



NOTE:
1. NO CONCRETE PAVERS IN ROW.
2. THICKENED CONCRETE SLAB/SLAB TURN DOWN SHOWN FOR DESIGN INTENT ONLY. FINAL DESIGN DURING ENGINEERING PHASE BY STRUCTURAL ENGINEER.

9 SUSPENDED CONCRETE SLAB (TYP.)
1/2"=1'-0"

Site Plan Submission

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1.A.d

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Twinbrook Quarter Phase I

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ROCKVILLE, MD, 20852

OWNER / DEVELOPER
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OFFICE ARCHITECT
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202.339.8700

STRUCTURAL ENGINEER
SK&A MD
301.881.1441

MECH. / PLUMBING ENGINEER
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CIVIL ENGINEER
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SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

LIGHTING DESIGNER
MCLA
202.298.8062

Key Plan

Issue

NO.		DATE
1	Site Plan Submission	2020/01/2
2	Agency DRC Response	2020/05/1
3	Agency DRC Response	2020/06/3
4	Agency DRC Response	2020/07/2

Revisions

NO.	DATE

Hardscape Details

PRINCIPAL IN CHARGE
PG

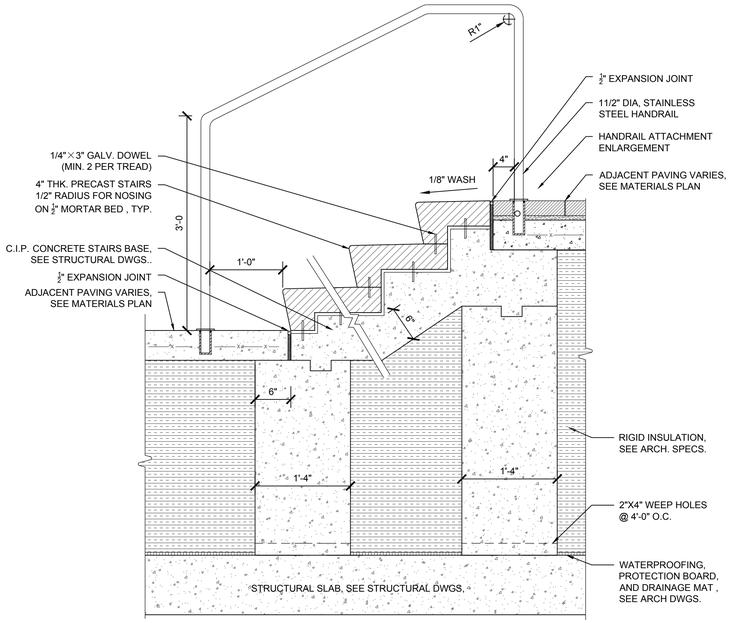
PROJECT LANDSCAPE ARCHITEC
RJ

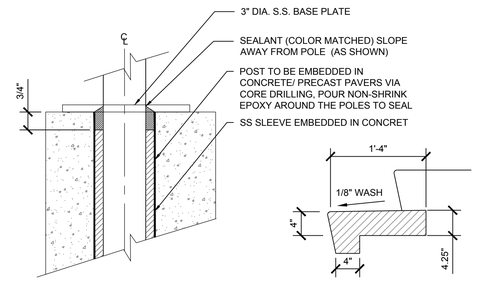
DRAWN
EK

DATE	APPROVED
Issue Date	
SCALE: AS INDICATED	JOB NO. 19047

DRAWING NO.
L 2.01

Attachment 1.A.d: Landscaping Plans (3224 : STP2020-00401 Twinbrook Quarter)





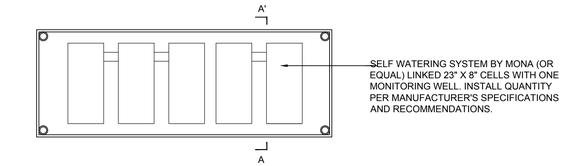
ENLARGEMENT A - HANDRAIL FIXING (NTS)

12" PRECAST TREAD

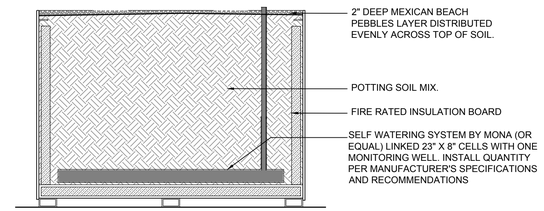
NOTES:
1. REFER TO PLAN FOR TREAD AND RISER DIMENSIONS (RISER NOT TO BELOW 4" OR MORE THAN 7" PER CODE)
2. GRIND SMOOTH ALL WELDS
3. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL HANDRAILS
4. ALL GUARDRAIL AND HANDRAILS - SPACING AND ANCHORING TO COMPLY WITH IBC & ALL OTHER LOCAL CODES & LOADING REQUIREMENTS.
5. FOR ALL WALLS ATTACHED ONTO STRUCTURAL SLAB, REFER TO STRUCTURAL DWGS. FOR LOCATIONS OF DOWELS/ REBAR THAT PENETRATE THE SLAB
6. STAIRS WITH MORE THAN TWO RISERS REQUIRE HANDRAILS
7. MIDDLE POST IS REQUIRED ON STAIRS WITH SIX OR MORE RISERS

1 PRECAST CONCRETE STAIRS ON STRUCTURE

1"=1'-0"



RESERVOIR PLAN (TYP.)
REFER TO SPECS AND MATERIALS PLAN FOR SIZE AND SHAPE OF PLANTERS



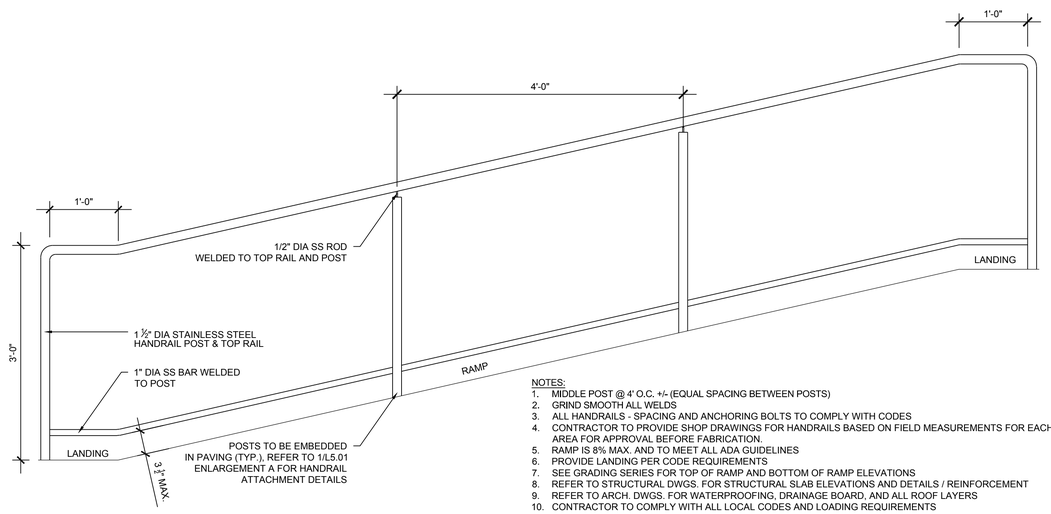
A-A' SECTION

NOTE:

1. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR RESERVOIR SYSTEM FROM MANUFACTURER BASED ON THEIR RECOMMENDATION AND SIZE OF PLANTER.
2. INSTALL FIRE RATED INSULATION BOARD ON ALL 5 INTERNAL FACES OF PLANTER.
3. INSTALL RUBBER LINER CONTINUOUSLY BETWEEN SOIL AND INTERIOR PLANTER SURFACES.
4. CUT THE RUBBER LINER 2" DIA. HOLE IN CENTER OF BOTTOM COVERING FACE TO ALIGN WITH DRAIN HOLE IN PLANTER.

2 MOVEABLE PLANTER WITH WATER RESERVOIR SYSTEM

3/4"=1'-0"



NOTES:
1. MIDDLE POST @ 4' O.C. +/- (EQUAL SPACING BETWEEN POSTS)
2. GRIND SMOOTH ALL WELDS
3. ALL HANDRAILS - SPACING AND ANCHORING BOLTS TO COMPLY WITH CODES
4. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR HANDRAILS BASED ON FIELD MEASUREMENTS FOR EACH AREA FOR APPROVAL BEFORE FABRICATION.
5. RAMP IS 8% MAX. AND TO MEET ALL ADA GUIDELINES
6. PROVIDE LANDING PER CODE REQUIREMENTS
7. SEE GRADING SERIES FOR TOP OF RAMP AND BOTTOM OF RAMP ELEVATIONS
8. REFER TO STRUCTURAL DWGS. FOR STRUCTURAL SLAB ELEVATIONS AND DETAILS / REINFORCEMENT
9. REFER TO ARCH. DWGS. FOR WATERPROOFING, DRAINAGE BOARD, AND ALL ROOF LAYERS
10. CONTRACTOR TO COMPLY WITH ALL LOCAL CODES AND LOADING REQUIREMENTS

3 PEDESTRIAN RAMP WITH S.S. HANDRAIL (PROFILE ONLY)

1"=1'-0"

1/24/2020 5:10:37 PM

Site Plan Submission

MAHAN RYKIEL ASSOCIATES INC

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LIGHTING DESIGNER
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202.298.8062

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Revisions

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Hardscape Details

PRINCIPAL IN CHARGE
PG

PROJECT LANDSCAPE ARCHITEC
RJ

DRAWN
EK

DATE	APPROVED
Issue Date	
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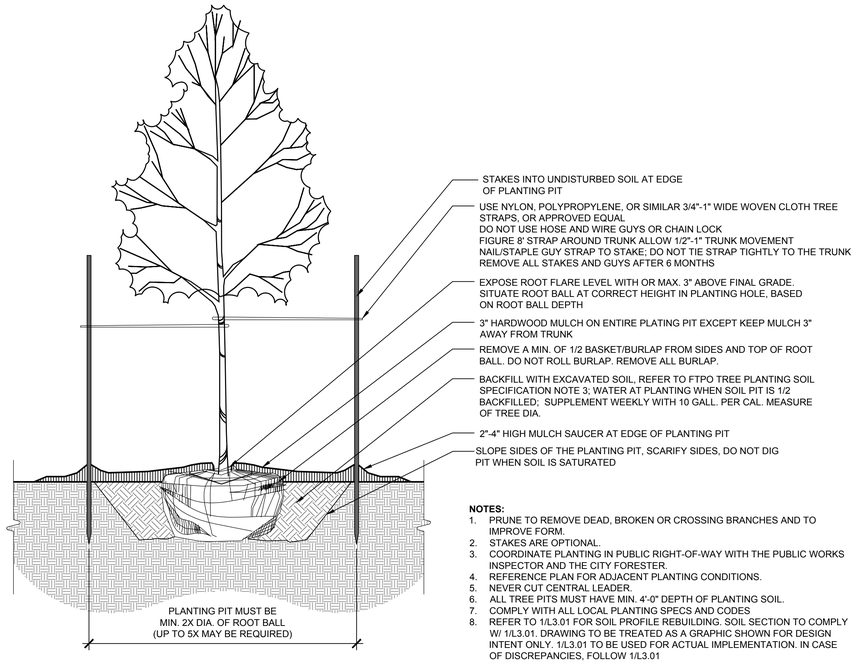
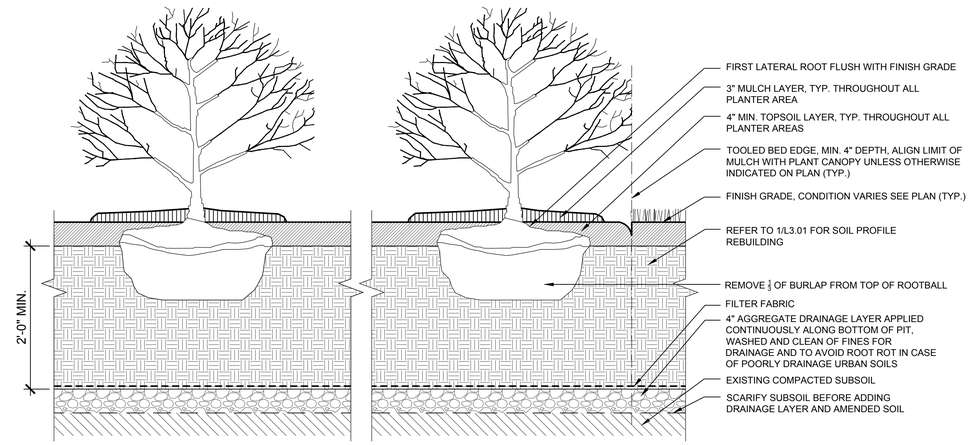
DRAWING NO.
L 2.02

Attachment 1.A.d: Landscaping Plans (3224 : STP2020-00401 Twinbrook Quarter)



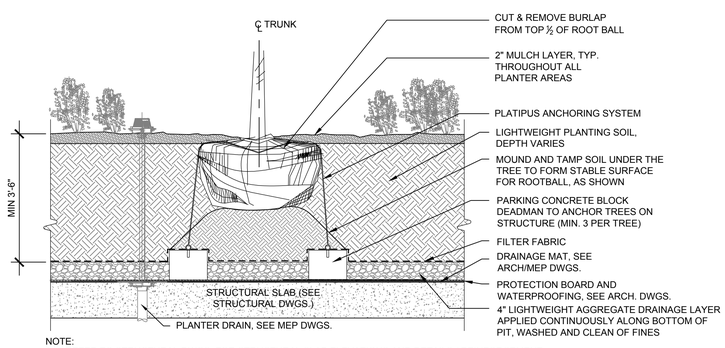
NOTES:
1. PRUNE TO REMOVE DEAD, BROKEN OR CROSSING BRANCHES AND TO IMPROVE FORM.
2. STAKES ARE OPTIONAL.
3. COORDINATE PLANTING IN PUBLIC RIGHT-OF-WAY WITH THE PUBLIC WORKS INSPECTOR AND THE CITY FORESTER.
4. REFERENCE PLAN FOR ADJACENT PLANTING CONDITIONS.
5. NEVER CUT CENTRAL LEADER.
6. ALL TREE PITS MUST HAVE MIN. 4'-0" DEPTH OF PLANTING SOIL.
7. COMPLY WITH ALL LOCAL PLANTING SPECS AND CODES
8. REFER TO 1/L3.01 FOR SOIL PROFILE REBUILDING. SOIL SECTION TO COMPLY W/ 1/L3.01. DRAWING TO BE TREATED AS A GRAPHIC SHOWN FOR DESIGN INTENT ONLY. 1/L3.01 TO BE USED FOR ACTUAL IMPLEMENTATION. IN CASE OF DISCREPANCIES, FOLLOW 1/L3.01
9. REFER TO 2/L3.01 FOR INSTALLATION OF PLANT MATERIAL

1 TREE PLANTING @ GRADE
1/2"=1'-0"



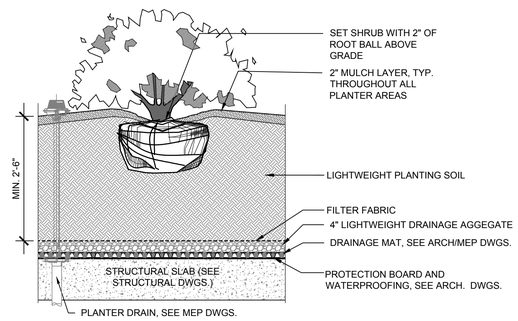
NOTE:
1. REFER TO 1/L3.01 FOR SOIL PROFILE REBUILDING. SOIL SECTION TO COMPLY W/ 1/L3.01. DRAWING TO BE TREATED AS A GRAPHIC SHOWN FOR DESIGN INTENT ONLY. 1/L3.01 TO BE USED FOR ACTUAL IMPLEMENTATION. IN CASE OF DISCREPANCIES, FOLLOW 1/L3.01
2. REFER TO 2/L3.01 FOR INSTALLATION OF PLANT MATERIAL

2 SHRUB @ GRADE
1"=1'-0"



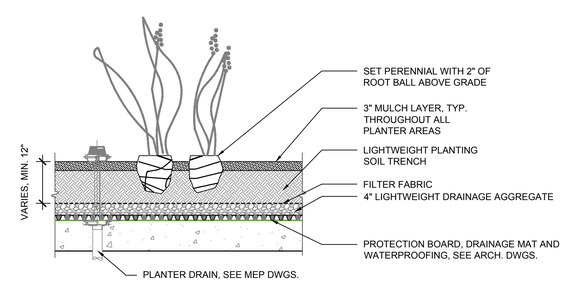
NOTE:
1. REFER TO STRUCTURAL DWGS. FOR STRUCTURAL SLAB ELEVATIONS AND DETAILS / REINFORCEMENT
2. REFER TO MEP DWGS. FOR PLANTER DRAIN LOCATIONS
3. REFER TO ARCH. DWGS. FOR WATERPROOFING AND ROOF LAYERS
4. WRAP AND OVERLAP FILTER FABRIC AROUND ALL PLANTER WALLS, KEEP 1" BELOW FINISHED SURFACE
5. DEADMEN TO BE PLACED PRIOR TO SOIL PLACEMENT (TYP.)

3 TREE PLANTING ON STRUCTURE
1/2"=1'-0"



NOTE:
1. REFER TO STRUCTURAL DWGS. FOR STRUCTURAL SLAB ELEVATIONS AND DETAILS / REINFORCEMENT
2. REFER TO MEP DWGS. FOR PLANTER DRAIN LOCATIONS
3. REFER TO ARCH. DWGS. FOR WATERPROOFING LAYERS
4. WRAP AND OVERLAP FILTER FABRIC AROUND ALL PLANTER WALLS, KEEP 1" BELOW FINISHED SURFACE

4 SHRUB ON STRUCTURE
1/2"=1'-0"



NOTE:
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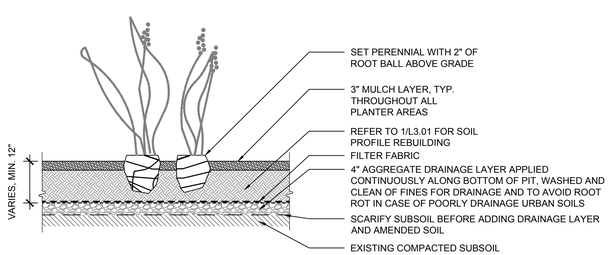
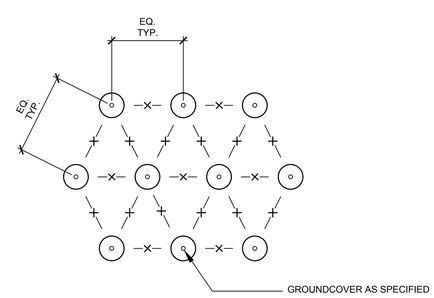
4. WRAP AND OVERLAP FILTER FABRIC AROUND ALL PLANTER WALLS, KEEP 1" BELOW FINISHED SURFACE

5 PERENNIAL PLANTING ON STRUCTURE
1/2"=1'-0"



NOTE:
1. REFER TO 1/L3.01 FOR SOIL PROFILE REBUILDING. SOIL SECTION TO COMPLY W/ 1/L3.01. DRAWING TO BE TREATED AS A GRAPHIC SHOWN FOR DESIGN INTENT ONLY. 1/L3.01 TO BE USED FOR ACTUAL IMPLEMENTATION. IN CASE OF DISCREPANCIES, FOLLOW 1/L3.01
2. REFER TO 2/L3.01 FOR INSTALLATION OF PLANT MATERIAL

6 GROUNDCOVER @ GRADE
1"=1'-0"



7 GROUNDCOVER SPACING
1"=1'-0"

8 TRANSITION BUFFER
NTS

1/24/2020 5:10:37 PM

Site Plan Submission

1.A.d

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SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
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LIGHTING DESIGNER
MCLA
202.298.8062

Key Plan

Issue

NO.		DATE
1	Site Plan Submission	2020/01/2
2	Agency DRC Response	2020/05/1
3	Agency DRC Response	2020/06/
4	Agency DRC Response	2020/07/

Revisions

NO.	DATE

Planting Details

PRINCIPAL IN CHARGE
PG

PROJECT LANDSCAPE ARCHITEC
RJ

DRAWN
EK

DATE	APPROVED
Issue Date	
SCALE: AS INDICATED	JOB NO. 19047

DRAWING NO.
L 3.00

Attachment 1.A.d: Landscaping Plans (3224 : STP2020-00401 Twinbrook Quarter)

Soil Profile Rebuilding Specification

NOVEMBER 2019

Specification for Restoration of Graded and Compacted Soils that will be Vegetated

Based on Specifications developed At Virginia Polytechnic Institute- Department of Horticulture

1. PURPOSE AND DESCRIPTION

1.1 Purpose

Soil Profile Rebuilding is an appropriate soil restoration technique for sites where topsoil has been completely or partially removed and subsoil layers have been compacted (graded and/or trafficked by equipment). It may also be used with some modifications If topsoil is present. This is not an appropriate technique in sites with surface compaction only (6 inches or less), although this situation is rare on construction sites. This technique is not appropriate within the root zones of trees that are to be protected. Soil Profile Rebuilding can improve physical and biological characteristics of soil to allow for revegetation. Soil chemical problems, soil contamination from heavy metals, pathogens, or excessive debris or gravel shall be addressed separately.

1.2 Description of Procedure

The procedure includes a subsoiling procedure, addition of organic matter in the form of compost, replacement or addition of topsoil, and subsequent planting with woody plants. The soil preparation portion of Soil Profile Rebuilding puts the components in place for restoration to characteristics similar to undisturbed soils, however, the complete restoration process requires root activity and occurs over many years. This technique may be appropriate for restoration of disturbed soils as defined by SITES™.

1.3 Expected Outcomes

Soil Profile Rebuilding may improve vegetation establishment, increase tree growth rates, increase soil permeability, enhance formation of aggregates in the subsoil, and enhance long-term soil carbon storage.

2. PROCEDURE

2.1 Location6

Profile Rebuilding shall occur on all soil areas that are to be vegetated that have been disturbed by trafficking or grading during construction or prior to construction. Soil areas that are not to be treated should be protected by permanent fencing during the construction period, and all access to these areas prohibited. A soil map delineating protected areas and areas to be treated shall be approved by the forestry inspector before grading or construction begins.

2.2 Sequencing

Profile Rebuilding shall occur after site disturbance is complete, including all vehicle and equipment trafficking, but before replacement of topsoil. Once profile rebuilding is complete, all traffic and equipment or materials storage on treated areas is prohibited, with the exception of foot traffic, for the purposes of planting or mulching.If topsoil is already present and is 4 inches or greater in depth, use the "modifications for pre- existing topsoil (2.62)."

2.3 Remove foreign materials

Remove all foreign materials resulting from construction operations, including oil drippings, stone, gravel, and other construction materials from the existing soil surface.

2.4 Application of Compost

Spread mature, stable compost to a 4 inch depth over compacted subsoil (see Section 3. Definitions for definition of compost).

2.5 Subsoiling

Subsoiling may be performed when soil is neither wet nor dry. If a shovel cannot be forced into the soil, it is too dry. If the surface is sticky or muddy, it is too wet. Use a mini-backhoe or similar equipment with a narrow (less than 24"), tined bucket to break up the compacted soil and incorporate the compost. Work backwards away from excavated soils so that treated soil is not trafficked by the equipment. Insert the bucket through the compost layer and into the subsoil to a depth of thirty-inches (36"), and raise a bucket of soil at least twenty-four inches above the soil surface.

Tip the bucket and allow soil to fall. Repeat this procedure until no clumps of compacted soil larger than 12 inches in diameter remain. The tines of the bucket can be used to break apart larger clumps if necessary. 50% of the soil shall be in clumps 6 inches or smaller. No clumps shall be greater than 18" in diameter. The subsoiling is not intended to homogenize the compost and soil, but rather loosen the soil to a thirty-six inch depth and create veins of compost down to that depth as well. To ensure that subsoiling reached the appropriate depth, a push tube soil sampler shall be used to verify compost is present at thirty-six inch depth.

2.6 Replacement of topsoil

2.6.1 Standard procedure

Stockpiled topsoil, or additional topsoil if none is available from the site, shall be returned to the site to a four (4) inch minimum depth (see *Section 3.3 Definitions* for definition of topsoil). If soil was severely disturbed (see definitions), a six (6) to eight (8) inch minimum shall be replaced with topsoil that meets city standards.

2.6.2 Modification if significant topsoil is already present before Profile Rebuilding is initiated

Case 1:

At least four inches of topsoil is present on the site after construction activities are completed AND soil is not severely disturbed (see *Section 3.3 Definitions* for description of severely disturbed).

Case 2:

Less than four inches of topsoil is present on site after construction activities were completed but before Profile Rebuilding is initiated, OR soil is severely disturbed (see *Section 3.3 Definitions* for description of severely disturbed).

For Case 1: A minimum of three inches additional topsoil shall be placed over the subsoiled layer before tilling.

For Case 2: Follow *Section 2.6.1 Standard procedure*, as if no topsoil had been present.

2.7 Tilling

Rototill topsoil to a depth of six to eight inches when soil is neither dry nor very moist. Rototilling depth should cross the interface with the subsoiled layer by a minimum of one (1) inch and can be verified with a random sampling with a push tube soil sampler.

2.8 Planting

Plant the site with woody plants, trees or shrubs, at a density that insure a minimum of 50% of the site will be occupied with roots within 10 years. Planting of at least one large stature tree (e.g., one that will mature at approximately 60-70 feet in height) or 20 medium stature shrubs per 5,000 sq. ft. shall be considered to achieve this.

3. DEFINITIONS

3.1 Topsoil

Soil can be considered topsoil if it originates from an A horizon of a natural soil or is a mineral soil with 4-6%% organic matter content, and a NRCS textural class similar to pre-development conditions A horizon soils for the site, or as specified by the City Forestry Division. The city Forestry Division will specify a LOAM texture in the absence of native conditions listed above. Blended soils shall not be used unless specified by the City Forestry Division. In addition, topsoil shall:

1. Be friable and well drained
2. Have a pH between 5.5-7.
3. Have an organic matter content between 4-6%.
4. Have low salinity as indicated by a soluble salt content which is less than 3 dS/m
5. Be free of debris, stone, gravel, trash, large sticks, heavy metals, and other deleterious contaminants, (if screening is used to remove debris, screen size must be ¾ inch or larger).
6. Have a nutrient profile such that it has an adequate rating, per current industry standards.
7. Be free of noxious weed seeds

3.2 Compost

Compost shall be composed of leaves, yard waste, or food waste. Biosolid-based composts shall not be used. A compost sample with analysis shall be submitted for approval to the City Forestry Division before application. Stability refers to the rate of biological breakdown, measured by carbon dioxide release. Maturity refers to completeness of the aerobic composting process and suitability (lack of plant toxicity) as a plant growth media, often measured by ammonia release and by plant growth tests. Compost manufacturers that subscribe to the US Composting Council's testing program may document stability as compost testing 7 or below in accordance with TMECC 05.08-B, "Carbon Dioxide Evolution Rate". Maturity (suitability for plant growth) may be documented as compost testing greater than 80% in accordance with TMECC 05.05-A, "Germination and Vigor". Compost is considered mature and stable if it tests at 6.0 or higher on the Solvita Compost Maturity Index Rating, which is a combination of Carbon Dioxide and Ammonia Maturity Tests (test information and equipment available at www.solvita.com).

Compost shall also:

1. Free of weed seeds.
2. Free of heavy metals or other deleterious contaminants.
3. Have a soluble salt content which is less than 3 dS/m.

3.3 Severely Degraded Soil

Soil shall be considered *severely degraded* if grade was lowered or raised more than 14 inches OR soil was compacted in lifts regardless of the final grade OR was used as a staging area for construction materials, equipment or processes.

4. SUBMITTALS

4.1 Soil Map

A soil map indicating soil areas to be protected and those to be restored via Soil Profile Rebuilding shall be submitted by the contractor for approval to the City Forestry Division before construction begins.

4.2 Compost

A compost sample with analysis certifying it is stable, mature, from acceptable feedstocks and free of contaminants and weed seeds shall be submitted for approval to the City Forestry Division before compost is applied to the soil.

4.3 Topsoil

A topsoil sample with analysis from a certified testing laboratory and verification of source shall be submitted for approval to by the City Forestry Division before application. Separate documentation is required for each 100 cubic yards of topsoil unless otherwise approved by the City Forestry Division.

5. REFERENCES & PERMISSIONS

Use of this specification has been documented to increase tree canopy and soil carbon stores compared with typical practices. See www.urbanforestry.frec.vt.edu/SRES for more information.

Soil Profile Rebuilding Specification by Susan Day et al. is licensed under a Creative Commons Attribution-NonCommercial 3.0 United States License. It may be used freely as is, or modified. However, use of the term "Soil Profile Rebuilding" should only be used when soil restoration is performed as described in this specification. See www.urbanforestry.frec.vt.edu/SRES/specification.html for full details.

1 SOIL PROFILE REBUILDING SPECIFICATION

USE FOR ALL PLANTER BEDS AT GRADE UNLESS MENTIONED OTHERWISE

Planting Notes for Landscape Plans

NOVEMBER 2019

INSTALLATION OF PLANT MATERIAL

1. The Permittee is responsible for obtaining the approved Forest Conservation Plan/Landscape Plan and providing a copy to the Landscape Contractor. The Permittee shall ensure that the Landscape Contractor can secure the plants shown the FCP/Landscape Plan. Plant substitutions are not allowed. It is strongly recommended that plant material be secured from supplier by the project start date.
2. A pre-planting meeting is required before installation of landscaping, afforestation, or reforestation. The applicant must schedule an on-site pre-planting meeting with the City Forestry Inspector. Attendees must include the Permittee, landscape contractor, and Forestry Inspector. Trees and shrubs shall conform to the current edition of the American Standard for Nursery Stock (ANSI Z60.1).
3. Comply with appropriate City Soil Specification:
   - I. Soil Specification FOR TREE PLANTING WHERE EXISTING PAVEMENT OR OTHER IMPERVIOUS SURFACES WERE PREVIOUSLY LOCATED OR WHERE EXISTING GREENSPACE HAS BEEN SEVERELY DEGRADED[1]
     1. Site preparation
        a. Demolish existing impervious surface and remove all existing asphalt, concrete, stone and construction materials to expose subsoil free of debris.
        b. Excavate so that final planting bed will provide quality soil to a depth of forty-eight (48) inches, and to a radius of 10' minimum or to new hard edge of planting bed, whichever is less.
        c. Loosen exposed subsoil below 48" by ripping 18" into the sub grade elevation.
        d. Test to ensure that planting bed drains at a rate of at least 1 inch/per hour.
        e. Install imported soil to fill excavated planting bed. Imported soil shall have a texture of LOAM, per the USDA soil classification system and a chemical composition compatible with healthy tree growth. When installing the soil, it should be installed in lifts or layers of < 12 inches (30 cm), tamping or watering (not both) between lifts to minimize potential settling.
     2. Immediately prior to installation of plant material, the soil must be tested and must have a pH range between 5.5 and 7 and a nutrient content which corresponds to an adequate rating, per current industry standards. Amend soil, if necessary, to achieve the current industry standard.
     3. The Forestry Inspector may require additional soil specifications, based on site conditions.
   - II. Soil Specification FOR PLANTING WHERE EXISTING GREEN SPACE HAS NOT BEEN PROTECTED FROM CONSTRUCTION IMPACTS BUT IS NOT SEVERELY DEGRADED.
     1. Site Preparation:
        a. Remove all construction debris and top four to six inches of existing soil.
        b. Test remaining existing soil to verify a pH range between 5.5 and 7, and has a nutrient content which corresponds to an adequate rating, per current industry standards.
        c. Apply four (4) inches of mature compost evenly over the entire planting surface. (4" = 12 Cubic Yard/1,000 s.f.). Provide compost supplier information and specifications to the City Forestry Inspector for approval prior to install
        d. Till the compost into the existing soil to a minimum depth of thirty-six (36) inches using the city's soil profile rebuilding specification.
        e. If soil does not meet nutrient standards, mitigate soil chemistry to meet the chemical parameters.
     2. The Forestry Inspector may require additional soil specifications, based on site conditions.
   - III. Soil Specification FOR PLANTING WITHIN EXISTING GREEN SPACE AREAS WHICH HAVE BEEN PROTECTED FROM CONSTRUCTION IMPACTS (One of two options, as determined by Forestry Inspector) Refer to approved City of Rockville Detail A-7

[1] See definitions section #9

     1. Test existing soil to verify it has a pH range between 5.5 and 7, and a nutrient content which corresponds to an adequate rating, per current industry standards. If soil does not meet nutrient standards, one of two options will be performed to mitigate the soil:
        a. Option 1- Till Method- Depth of tilling for planting must be at least twenty-four (24) inches:
           i. Apply four (4) inches of mature compost evenly over the entire planting surface (4" = 12 cubic yards/1,000 s.f.). Provide compost supplier information and specifications to the City Forestry Inspector for approval prior to install.
           ii. Till the compost into the existing soil to a minimum depth of twenty-four (24") inches.
        b. Option 2 – Aeration and Vertical Mulching
           i. Using a 2- 3" Auger, drill a series of holes in the soil to a depth of twenty-four (24) inches.
           ii. Begin at the edge of the hole dug for the root ball and continue drilling at one-foot intervals (maximum), in concentric rings around the tree out to ten (10) feet from the tree.
           iii. Each hole must be refilled with mature compost.
        c. The Forestry Inspector may require additional soil specifications, based on site conditions.
   - IV. Soil testing of the existing soil may be conducted with PRIOR approval from the City's Forestry Inspector to determine the number and location of the samples. The above requirements may be reduced if soil testing shows the following:
     1. Soil pH is between 5.5 and 7
     2. The top 24" of existing soil contains a minimum of 4-6% organic matter by weight
     3. The soil is free of contaminants
     4. The soil texture is sandy loam or loam
     5. The soil has an infiltration rate not less than 1" per hour
     6. The soil does not contain debris or stones greater than one inch
     7. The soluble salt content is less than 3 dS/m
     8. Consult the University of Maryland Extension website: http://extension.umd.edu/ for a listing of commercial soil testing facilities.
   - V. Soil preparation is required for street trees planted within the city's rights-of-way and private street trees, if they are part of the approved plan.
4. The depths and grades shown on plan drawings are final grades after settlement and shrinkage of the organic material. The contractor shall install the soil mix at a higher level to anticipate this reduction of volume. All grades are assumed to be 'as measured" to be prior to the addition of any surface compost till layer or mulch or sod.
5. All details of the planting plans regarding plant quality and proper planting will be discussed including but not limited to:
   a. Plant quality.
   b. Proper form for species.
   c. Proper ratio of caliper size/height to container size/root ball size.
   d. Proper pruning cuts if applicable in accordance with current ANSI A300 pruning standards (generally there should be no recent pruning).
   e. No co-dominant stems or multiple trunks (unless approved by FCP or by The Forestry Inspector).
   f. Sound graft union.
   g. Free of girdling roots, or the ability to remove girdling roots without damaging the tree.
   h. Trees shall be healthy, vigorous, insect/disease free, and without cankers/cracks or trunk damage.
6. Proper Installation
   a. Root flare no higher than 3 inches from existing grade.
   b. Exposed root flare (not graft); removing more than several inches of soil to expose the root flare may result in the rejection of the plant material.
   c. Wire baskets/twine/burlap removed from at least the top half of root ball, or as directed by Forestry Inspector.
   d. All burlap or twine removed completely.
   e. No hose and wire; staking and strapping per City planting detail.
   f. Planting Hole a minimum of twice the width of the root ball; could be greater. Planting detail assumes soil has been prepared per the city's specifications (Planting, #3).
   g. Mulched properly, per City planting detail.
   h. Wildlife protection installed, if required; type approved by the Forestry Inspector.
7. Trees not complying with the above requirements may be rejected at the discretion of the City Forestry Inspector.

8. Tree planting will generally not be permitted between the dates of June 1 and September 1, or when the ground is frozen.
9. DEFINITIONS
   a. Topsoil
      i. Soil can be considered topsoil if it originates from an A horizon of a natural soil or is a mineral soil with 4-6%% organic matter content, and a NRCS textural class similar to pre-development conditions A horizon soils for the site, or as specified by the City Forestry Division. The city Forestry Division will specify a LOAM texture in the absence of native conditions listed above. Blended soils shall not be used unless specified by the City Forestry Division. In addition, topsoil shall:
         1. Be friable and well drained
         2. Have a pH between 5.5-7.
         3. Have an organic matter content between 4-6%.
         4. Have low salinity as indicated by a soluble salt content which is less than 3 dS/m
         5. Be free of debris, stone, gravel, trash, large sticks, heavy metals, and other deleterious contaminants, (if screening is used to remove debris, screen size must be ¾ inch or larger).
         6. Have a nutrient profile such that it has an adequate rating, per current industry standards.
         7. Be free of noxious weed seeds
   b. Compost
      i. Compost shall be composed of leaves, yard waste, or food waste. Biosolid-based composts shall not be used. A compost sample with analysis shall be submitted for approval to the City Forestry Division before application.
      ii. Stability refers to the rate of biological breakdown, measured by carbon dioxide release. Maturity refers to completeness of the aerobic composting process and suitability (lack of plant toxicity) as a plant growth media, often measured by ammonia release and by plant growth tests. Compost manufacturers that subscribe to the US Composting Council's testing program may document stability as compost testing 7 or below in accordance with TMECC 05.08-B, "Carbon Dioxide Evolution Rate". Maturity (suitability for plant growth) may be documented as compost testing greater than 80% in accordance with TMECC 05.05-A, "Germination and Vigor". Compost is considered mature and stable if it tests at 6.0 or higher on the Solvita Compost Maturity Index Rating, which is a combination of Carbon Dioxide and Ammonia Maturity Tests (test information and equipment available at www.solvita.com).
      iii. Compost shall also be:
         1. Free of weed seeds.
         2. Free of heavy metals or other deleterious contaminants.
         3. Have a soluble salt content which is less than 3 dS/m.
   c. Severely Degraded Soil
      i. Soil shall be considered severely degraded if grade was lowered or raised more than 14 inches OR soil was compacted in lifts regardless of the final grade OR was used as a staging area for construction materials, equipment or processes.

2 PLANTING NOTES FOR LANDSCAPE PLANS

1/24/2020 5:10:37 PM

Site Plan Submission

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LIGHTING DESIGNER
MCLA
202.298.8062

Key Plan

Issue

NO.	DATE
1 Site Plan Submission	2020/01/2
2 Agency DRC Response	2020/05/1
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4 Agency DRC Response	2020/07/2

Revisions

NO.	DATE

STATE OF MARYLAND
JINGPENG SU
3429
LANDSCAPE ARCHITECT

Planting Details

PRINCIPAL IN CHARGE
PG

PROJECT LANDSCAPE ARCHITEC
RJ

DRAWN
EK

DATE Issue Date	APPROVED
SCALE: AS INDICATED	JOB NO. 19047

DRAWING NO.
L 3.01

Attachment 1.A.d: Landscaping Plans (3224 : STP2020-00401 Twinbrook Quarter)

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com

Our Site Set on the Future.

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CARLOS HEARD
CARLOS.HEARD@BFSAULCO.COM

DESIGN CONSULTANTS:

ARCHITECTS:
TORTI GALLAS + PARTNERS
HOK

ATTORNEY:
LINOWES & BLOCHER

LANDSCAPE ARCHITECT:
MAHAN RYKIEL

TRAFFIC ENGINEER:
WELLS + ASSOCIATES

LIGHTING CONSULTANT:
MCLA ARCHITECTURAL LIGHTING

ENGINEER/PLANNER:
VIKA MARYLAND, LLC

REVISIONS	DATE
INITIAL SUBMISSION	2020-0129
SUBMISSION #2	2020-0513
SUBMISSION #3	2020-0624
SUBMISSION #4	2020-0722

TWINBROOK QUARTER PHASE 1

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 216NW06 &217NW06
TAX MAP:GR561

PROFESSIONAL SEAL

JAGDISH CHHAGANLAL MANDAVA
No. 20776
REGISTERED PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. JAGDISH MANDAVA LICENSE No. 20776 EXPIRATION DATE MARCH 22, 2021.

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DRAWN BY: FF
DESIGNED BY: FF
DATE ISSUED: 01/24/2020

VIKA PROJECT: VM1625P

DRAWING NO.: LT1.0

SHEET NO. 1 OF 4

Attachment 1.A.e: Lighting Plan (3224 : STP2020-00401 Twinbrook Quarter)

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	27	BD2y	SINGLE	N.A.	0.850	Holophane AUCL2 P50 30K Ax finish L3 S
	4	BD3	SINGLE	N.A.	0.850	GE ERL2 0 21 B3 40 D GRAY A R 014
	14	eBH1	SINGLE	28000	0.900	existing HPS cobrahead

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Chapman Avenue	Illuminance	Fc	2.23	7.6	0.6	3.72	12.67
Festival Street	Illuminance	Fc	2.88	5.4	0.8	3.60	6.75
Halpine Road	Illuminance	Fc	2.38	7.0	0.4	5.95	17.50

Lighting Condition 13

a. All onsite exterior area lighting is in accordance with the latest IES outdoor lighting recommendations (Model Lighting Ordinance-MLO: June 15, 2011).
b. All onsite down-lights use full cut-off optics.
c. All uplighting fixtures utilize visors, snoots, and/or louvers to prevent excess illumination and glare.
d. Streetlights and other pole-mounted lights do not exceed the height illustrated on the Certified Site Plan.
e. On the rooftop of the building, the light pole height does not exceed the height illustrated on the Certified Site Plan.

ILLUMINANCE CALCULATIONS DISCLAIMER:
ILLUMINANCE CALCULATIONS ARE FOR LIGHTING DESIGN AID PURPOSES ONLY. ALL CALCULATIONS PROVIDED BY MCLA ARE BASED ON PUBLISHED METHODS AND RECOMMENDATIONS OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA). FIELD MEASUREMENTS MAY VARY AS MUCH AS 10% FROM CALCULATION RESULTS DUE TO THE LIMITATIONS ASSOCIATED WITH CALCULATION PROCEDURES REFERENCED AND UTILIZED BY THE IESNA

CALCULATION ACCURACY IS ALSO HIGHLY DEPENDENT UPON THE DATA INPUT UTILIZED IN THE CALCULATION AND VARIANCES GREATER THAN 10% MAY OCCUR. IF THERE ARE ERRORS IN THEIR INPUT OR IF EQUIPMENT DOES NOT PERFORM AS PUBLISHED. SOME INPUT DATA HAS BEEN PROVIDED BY OTHERS (E.G. PHOTOMETRIC REPORTS, LAMP LUMEN RATINGS, ROOM SURFACE MATERIALS AND/OR REFLECTANCES) AND SOME OF IT IS DERIVED BY MCLA FROM INDUSTRY STANDARD METHODS (E.G. LUMINAIRE AND ROOM SURFACE DIRT DEPRECIATION FACTORS). MCLA HAS MADE EVERY EFFORT TO ENSURE THE RELIABILITY OF ALL DATA, BUT IS NOT RESPONSIBLE FOR ERRORS IN DATA RECEIVED FROM OTHERS OR EQUIPMENT THAT DOES NOT PERFORM AS PUBLISHED.

CALCULATION INFORMATION
MAINTENANCE FACTOR - 0.85

* ALL CALCULATED VALUES IN PLAN ARE IN UNITS OF FOOT-CANDLES.

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

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

VICINITY MAP
SCALE: 1" = 2,000'

KEYMAP

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com

Our Site Set on the Future.

PREPARED FOR:
SAUL HOLDINGS LIMITED PARTNERSHIP
7501 WISCONSIN AVE
SUITE 1500
BETHESDA, MD 20814
301-986-7737
CARLOS HEARD
CARLOS.HEARD@BFSAULCO.COM

DESIGN CONSULTANTS:

ARCHITECTS:
TORTI GALLAS + PARTNERS
HOK

ATTORNEY:
LINOWES & BLOCHER

LANDSCAPE ARCHITECT:
MAHAN RYKIEL

TRAFFIC ENGINEER:
WELLS + ASSOCIATES

LIGHTING CONSULTANT:
MCLA ARCHITECTURAL LIGHTING

ENGINEER/PLANNER:
VIKA MARYLAND, LLC

REVISIONS	DATE
INITIAL SUBMISSION	2020-0129
SUBMISSION #2	2020-0513
SUBMISSION #3	2020-0624
SUBMISSION #4	2020-0722

TWINBROOK QUARTER PHASE 1

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 216NW06 &217NW06
TAX MAP:GR561

PROFESSIONAL SEAL

JAGDISH CHHAGANLAL MANDAVA
No. 20776
REGISTERED PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
JAGDISH MANDAVA LICENSE No. 20776
EXPIRATION DATE MARCH 22, 2021

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DRAWN BY: FF
DESIGNED BY: FF
DATE ISSUED: 01/29/2020

VIKA PROJECT: VM1625P

DRAWING NO.: LT1.1

SHEET NO. 2 OF 4

GENERAL PLAN NOTES
1. Interior layouts shown on the building plans are conceptual. Changes to the layouts may occur.
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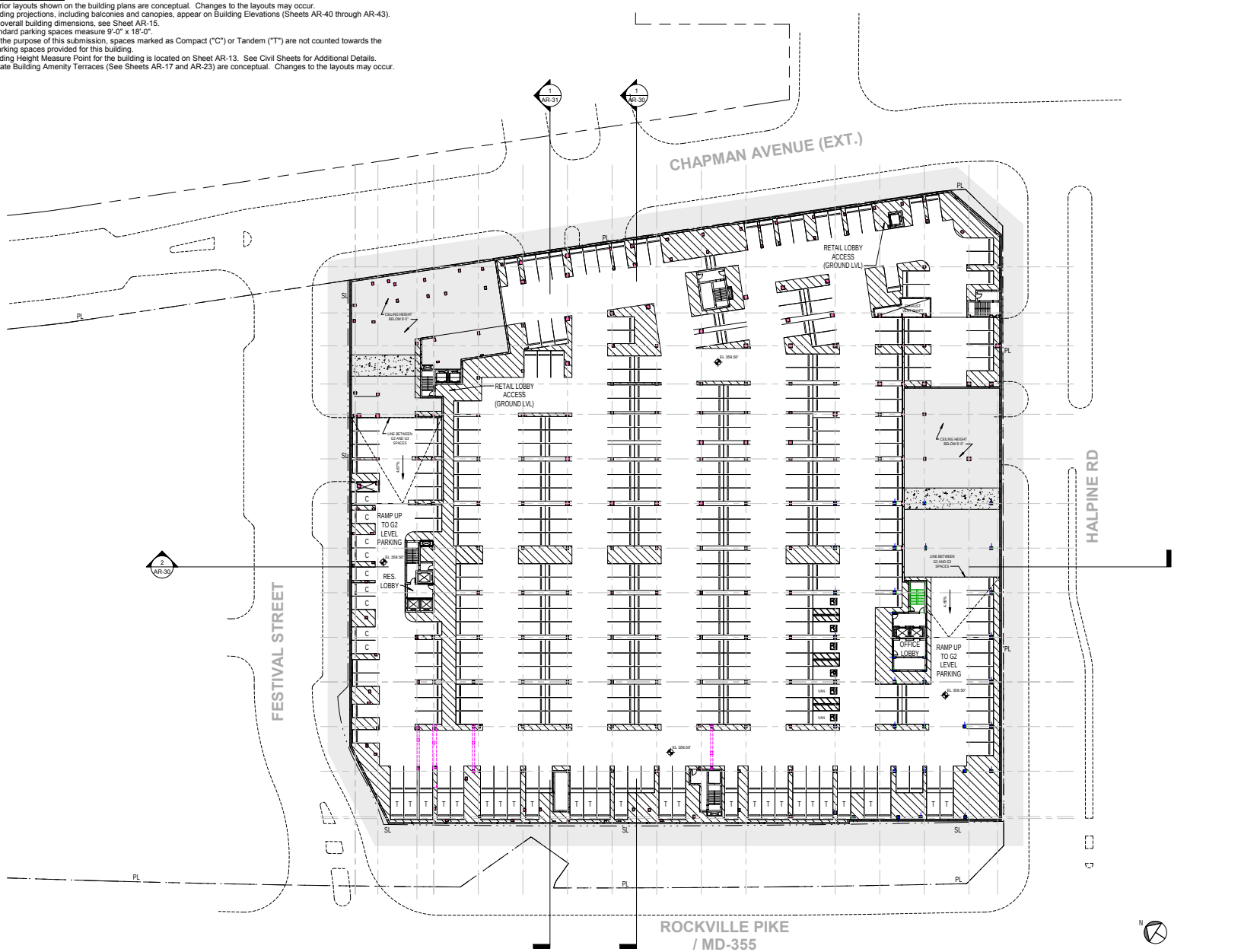

1 Garage Level 3 - G3
1" = 30'-0"

1/28/2020 3:42:38 PM

1.A.f

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Twinbrook Phase

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ROCKVILLE, MD, 20

OWNER / DEVELOPER
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301.986.7737

OFFICE ARCHITECT
HOK
202.339.8700

STRUCTURAL ENGINE
SK&A MD
301.881.1441

MECH. / PLUMBING EN
EDG2
202.466.2222

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POWER DESIGN
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CIVIL ENGINEER
VIKA
301.916.4100

LANDSCAPE ARCHITE
MAHAN RYKIEL ASSO
410.235.6001

SUSTAINABILITY CON
SUSTAINABLE BUILDI
703.970.2890

LIGHTING DESIGNER
MCLA
202.298.8062

Key Plan

Issue
NO.
1 Site Plan Submission 01/29

Revisions
NO.

Garage Le
G3 Floor

PRINCIPAL IN CHAR
D.A.

PROJECT ARCHITEC
N.D.

DRAWN
A.M., R.G., G.G., C.X.

DATE 2020/01/29
APPROVED

Submission - 2020/01/29

AR-10

Attachment 1.A.f: Architectural Floor Plans and Elevations (3224 : STP2020-00401

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1 Garage Level 2 - G2
1" = 30'-0"

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

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1.A.f

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Key Plan

Issue
NO.
1 Site Plan Submission 01/29

Revisions
NO.

Garage Le
G2 Floor

PRINCIPAL IN CHAR
D.A.

PROJECT ARCHITEC
N.D.

DRAWN
A.M., R.G., G.G., C.X.

DATE 2020/01/29
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Submission - 2020/01/29

AR-11

Attachment 1.A.f: Architectural Floor Plans and Elevations (3224 : STP2020-00401

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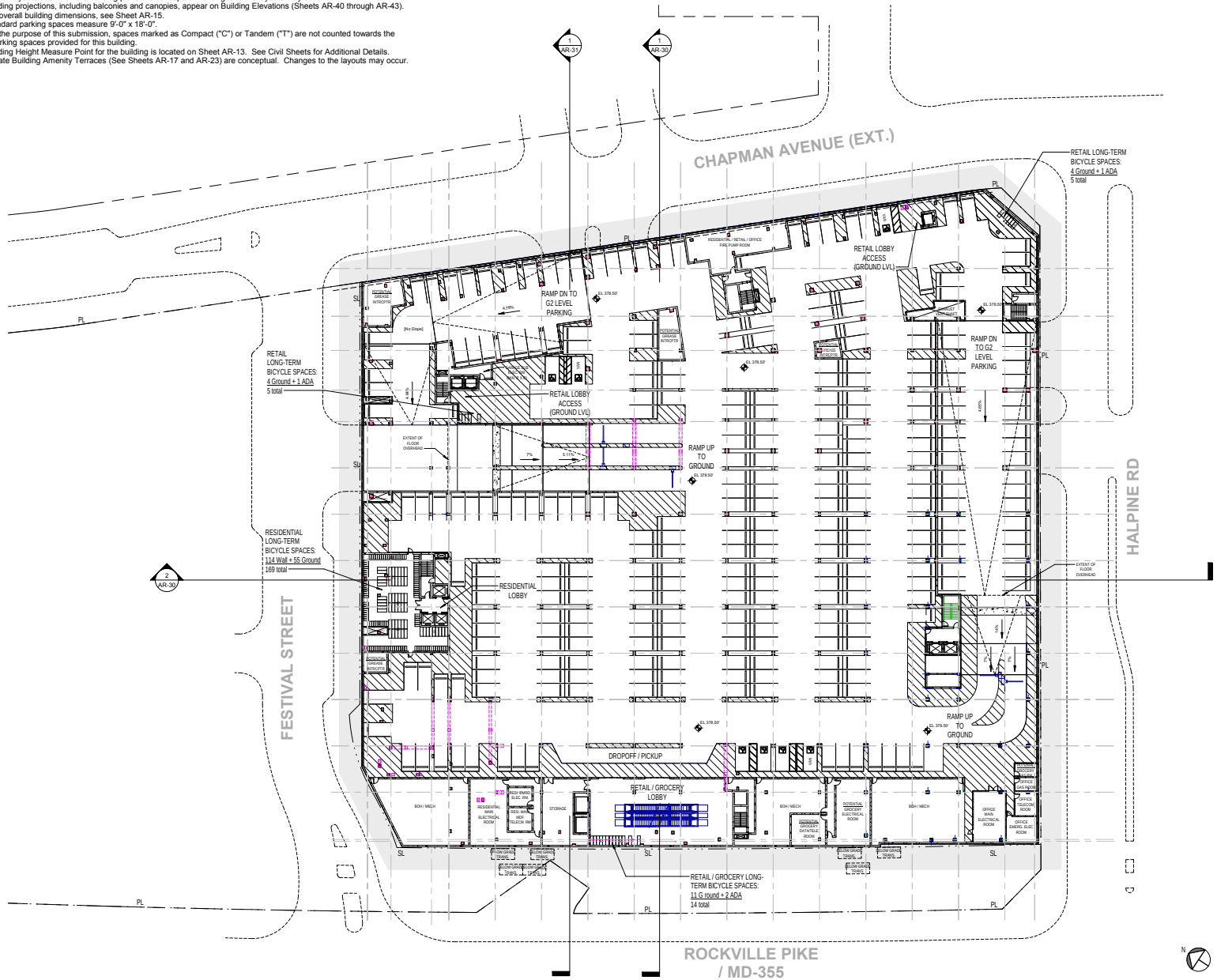

1 Garage Level 1 - G1
1" = 30'-0"

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

1.A.f

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Key Plan

Issue
NO.
1 Site Plan Submission

Revisions
NO.

Garage L
G1 Floor

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D.A.

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N.D.

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A.M., R.G., G.G., C.X.

DATE 2020/01/29
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AR-12

Attachment 1.A.f: Architectural Floor Plans and Elevations (3224 : STP2020-00401

Site Plan Submission - 2020/01/29

Packet Pg. 142

1/28/2020 3:42:54 PM

GENERAL PLAN NOTES
1. Interior layouts shown on the building plans are conceptual. Changes to the layouts may occur.
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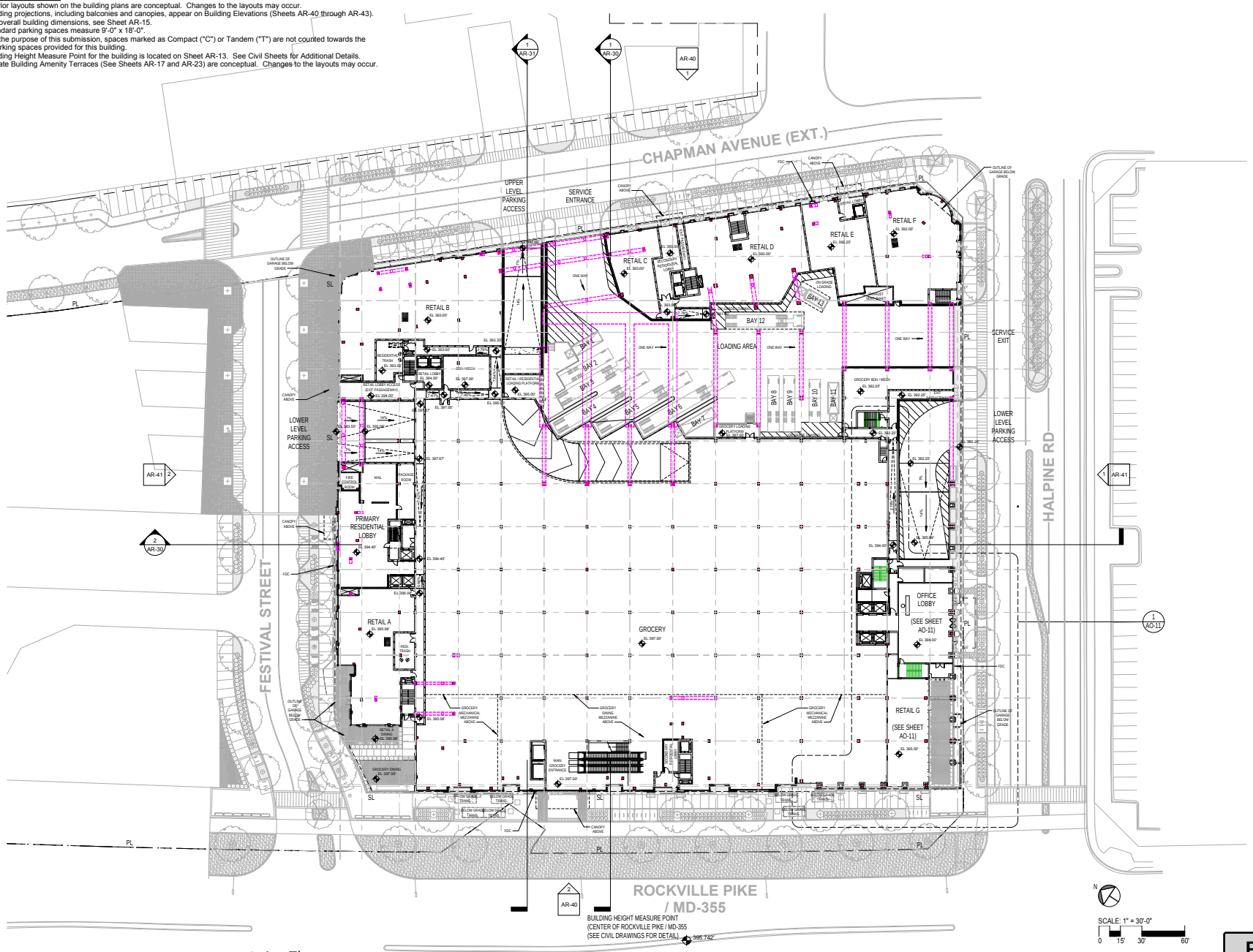

1 1st Floor
1" = 30'-0"

1.A.f

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Key Plan

Issue
NO.
1 Site Plan Submission 01/29

Revisions
NO.

1st Floor (Grou

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AR-13

Attachment 1.A.f: Architectural Floor Plans and Elevations (3224 : STP2020-00401

Submission - 2020/01/29

Packet Pg. 143

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GENERAL PLAN NOTES
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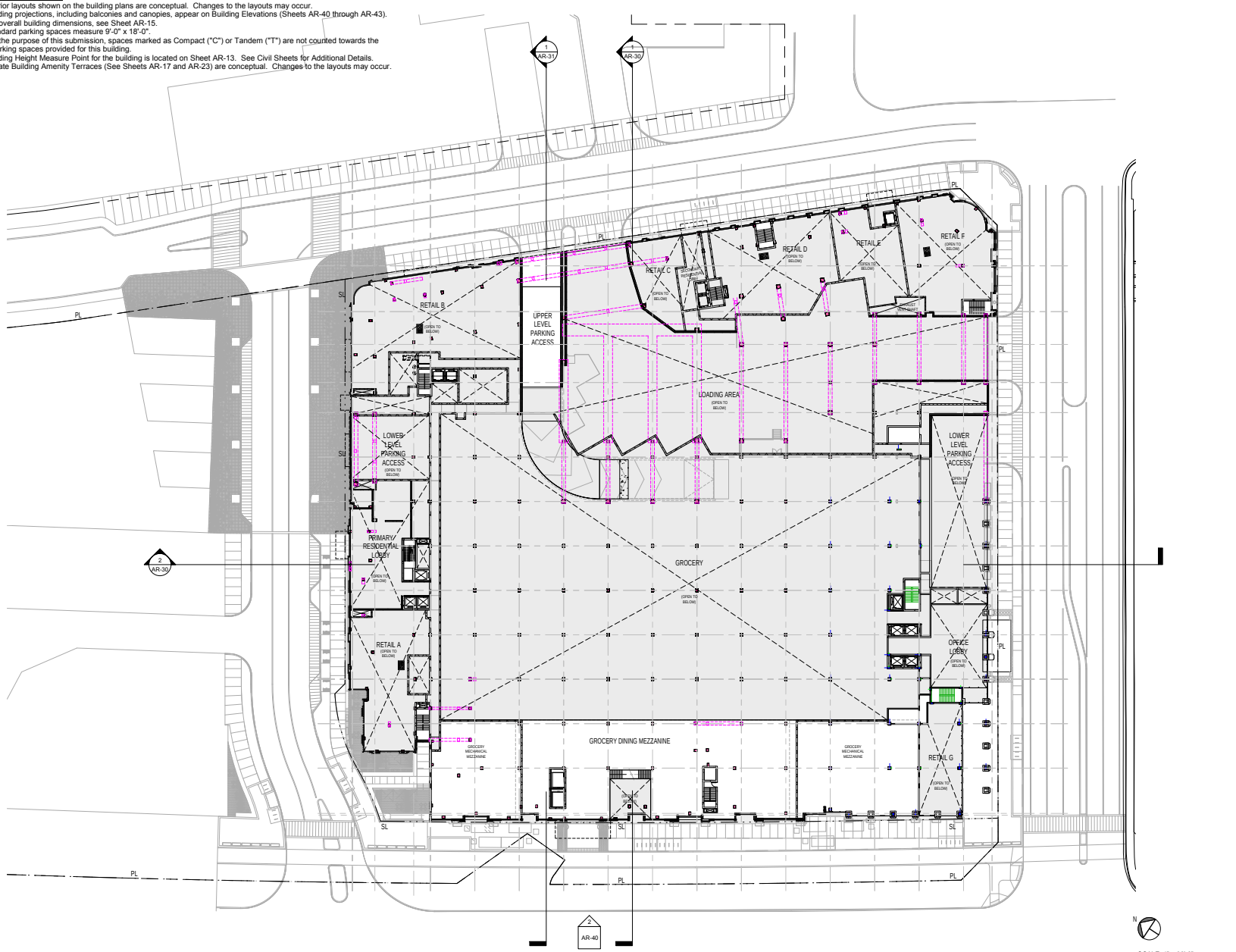

1 Mezzanine
1" = 30'-0"

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

1/28/2020 3:43:34 PM

1.A.f

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Key Plan

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1 Site Plan Submission 01/29

Revisions
NO.

Mezzanine Plan

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DATE 2020/01/29
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Attachment 1.A.f: Architectural Floor Plans and Elevations (3224 : STP2020-00401

Submission - 2020/01/29

Packet Pg. 144

AR-14

GENERAL PLAN NOTES
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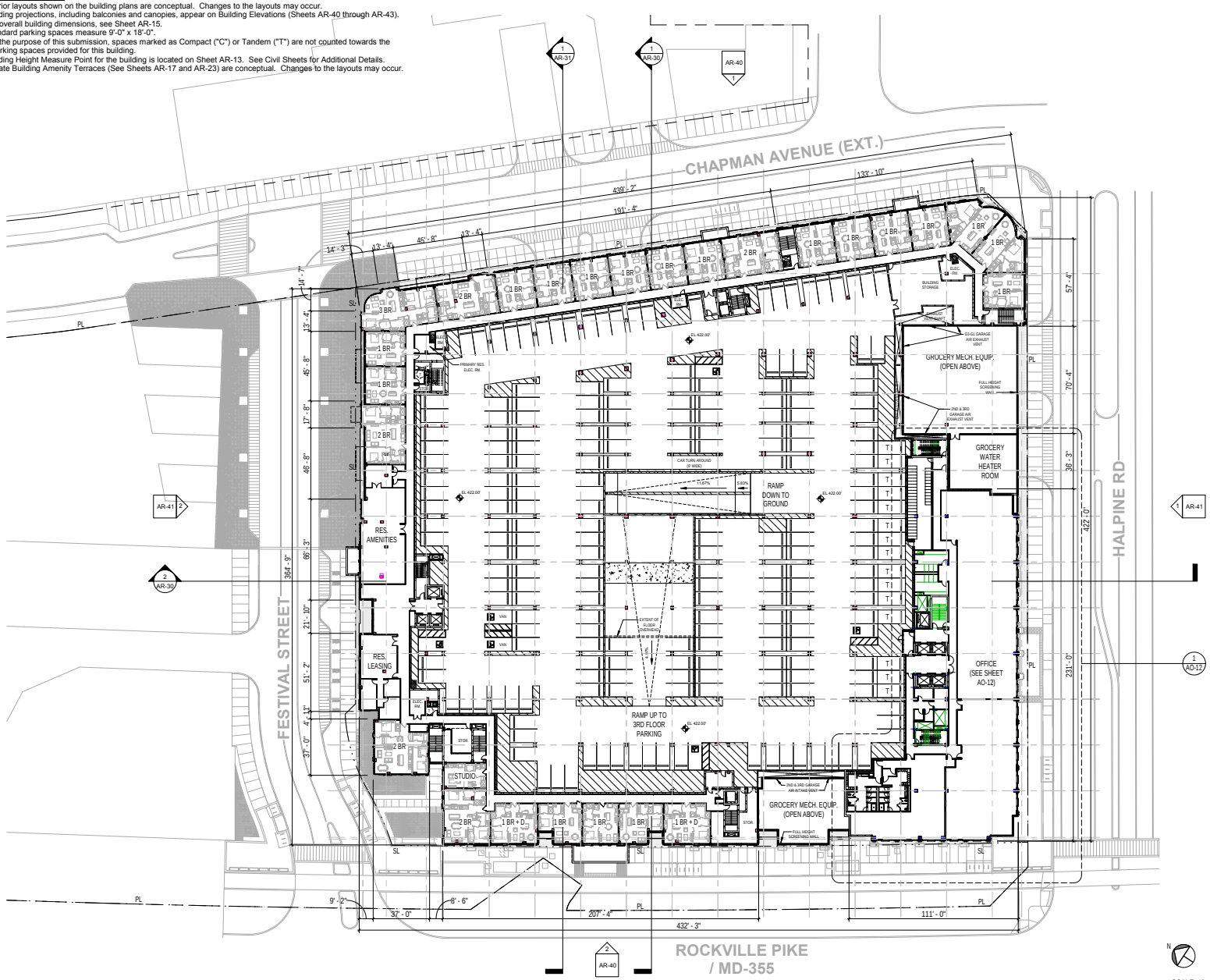

1 2nd Floor
1" = 30'-0"

1/28/2020 3:44:13 PM

1.A.f

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Key Plan

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NO.
1 Site Plan Submission 01/29

Revisions
NO.

2nd Floo

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N.D.

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Attachment 1.A.f: Architectural Floor Plans and Elevations (3224 : STP2020-00401

Submission - 2020/01/29

Packet Pg. 145

AR-15

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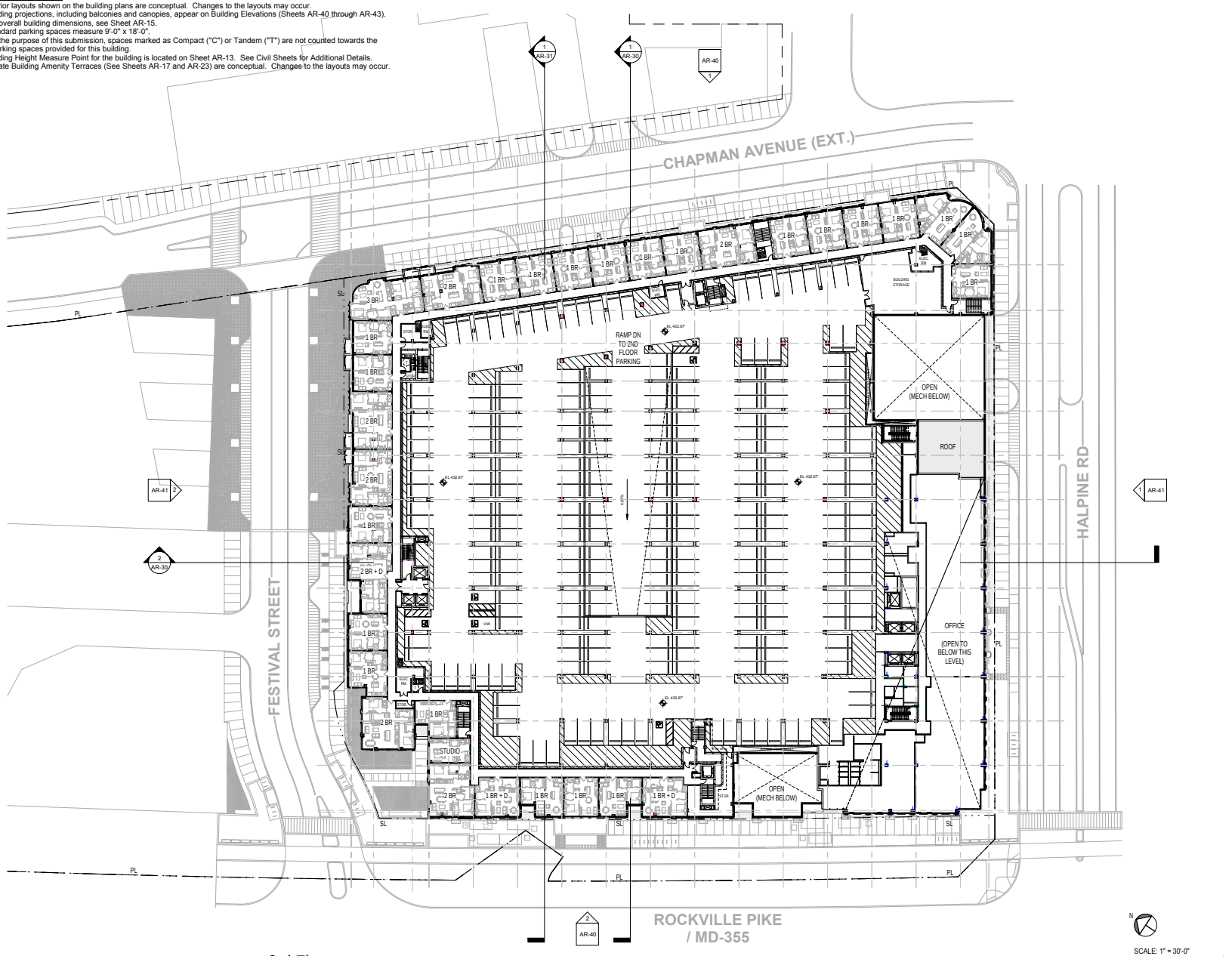

1 3rd Floor
1" = 30'-0"

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

1.A.f

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202.298.8062

Key Plan

Issue
NO.
1 Site Plan Submission 01/29

Revisions
NO.

3rd Floor

PRINCIPAL IN CHAR
D.A.

PROJECT ARCHITEC
N.D.

DRAWN
A.M., R.G., G.G., C.X.

DATE 2020/01/29
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SCALE
JOB NO.

AR-16

Attachment 1.A.f: Architectural Floor Plans and Elevations (3224 : STP2020-00401

Site Plan Submission - 2020/01/29

1/28/2020 3:44:41 PM

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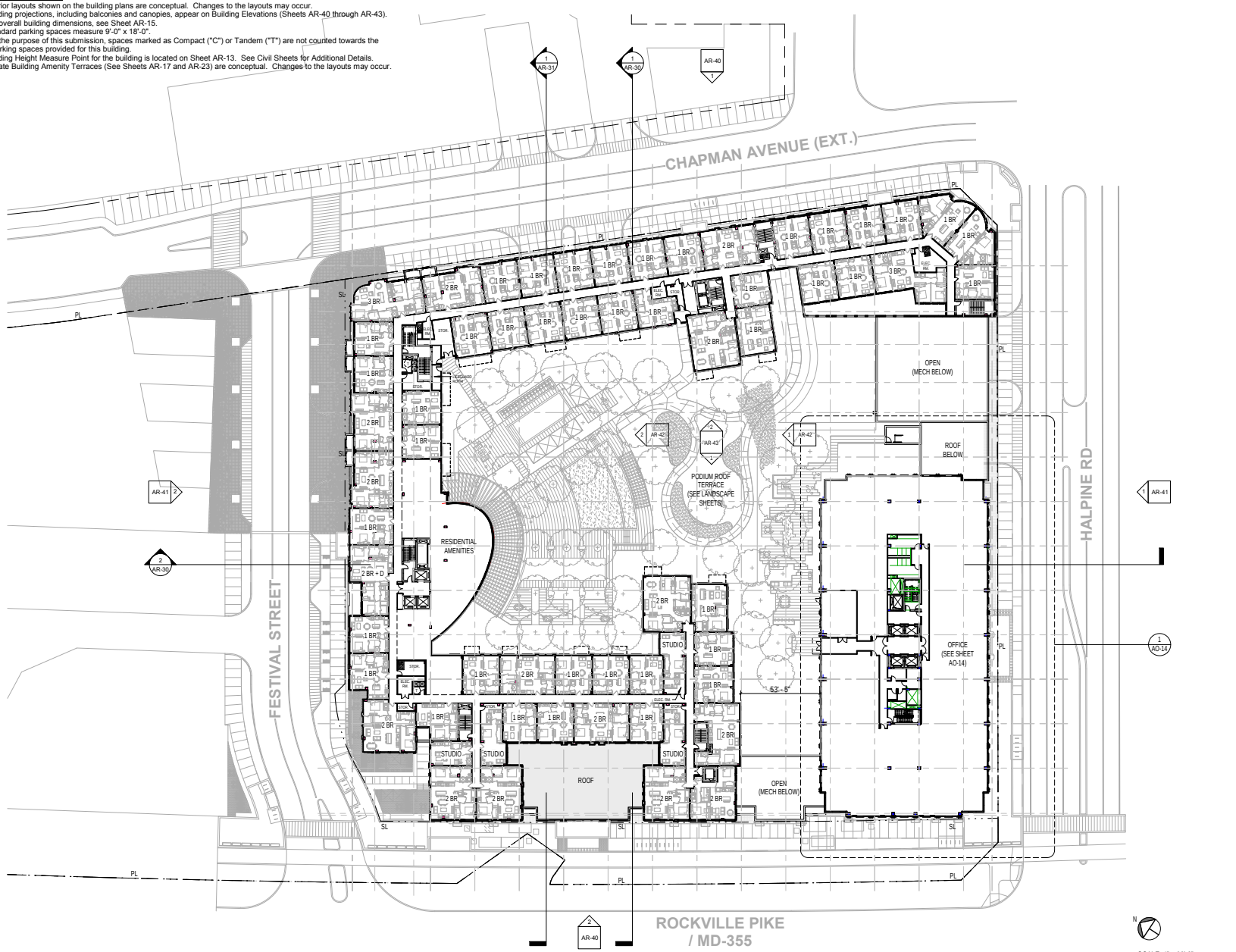

1 4th Floor
1" = 30'-0"

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

1/28/2020 3:45:27 PM

1.A.f

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Key Plan

Issue
NO.
1 Site Plan Submission 01/29

Revisions
NO.

4th Floor
(Podiu

PRINCIPAL IN CHAR
D.A.

PROJECT ARCHITEC
N.D.

DRAWN
A.M., R.G., G.G., C.X.

DATE 2020/01/29
APPROVED

Site Plan Submission - 2020/01/29

AR-17

Attachment 1.A.f: Architectural Floor Plans and Elevations (3224 : STP2020-00401

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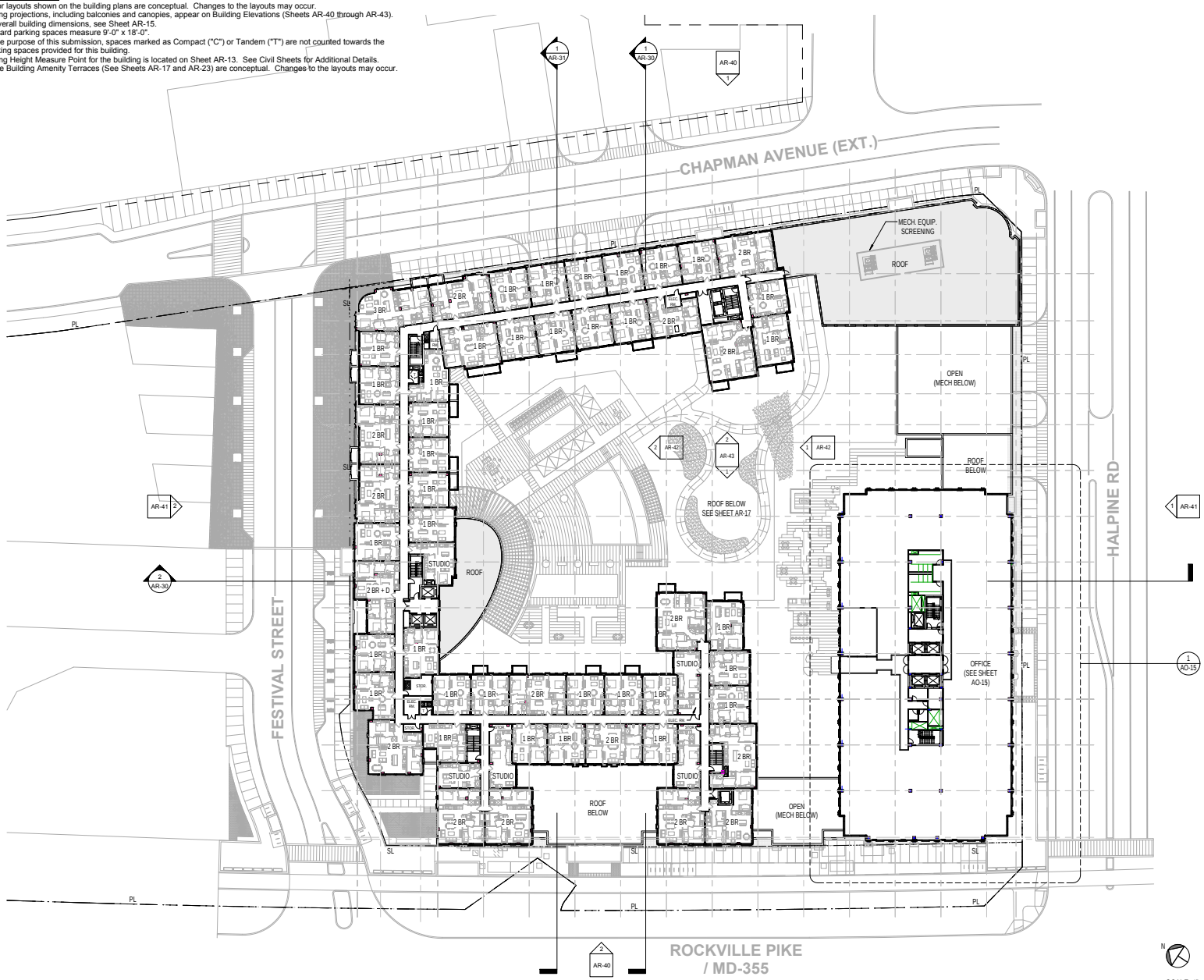

1 5th Floor
1" = 30'-0"

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

1/28/2020 3:46:08 PM

1.A.f

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ROCKVILLE, MD, 20

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POWER DESIGN
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CIVIL ENGINEER
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301.916.4100

LANDSCAPE ARCHITE
MAHAN RYKIEL ASSO
410.235.6001

SUSTAINABILITY CON
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LIGHTING DESIGNER
MCLA
202.298.8062

Key Plan

Issue
NO.
1 Site Plan Submission 01/29

Revisions
NO.

5th Floor

PRINCIPAL IN CHAR
D.A.

PROJECT ARCHITEC
N.D.

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DATE 2020/01/29
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SCALE:
JOB NO.

AR-18

Attachment 1.A.f: Architectural Floor Plans and Elevations (3224 : STP2020-00401

Site Plan Submission - 2020/01/29

GENERAL PLAN NOTES
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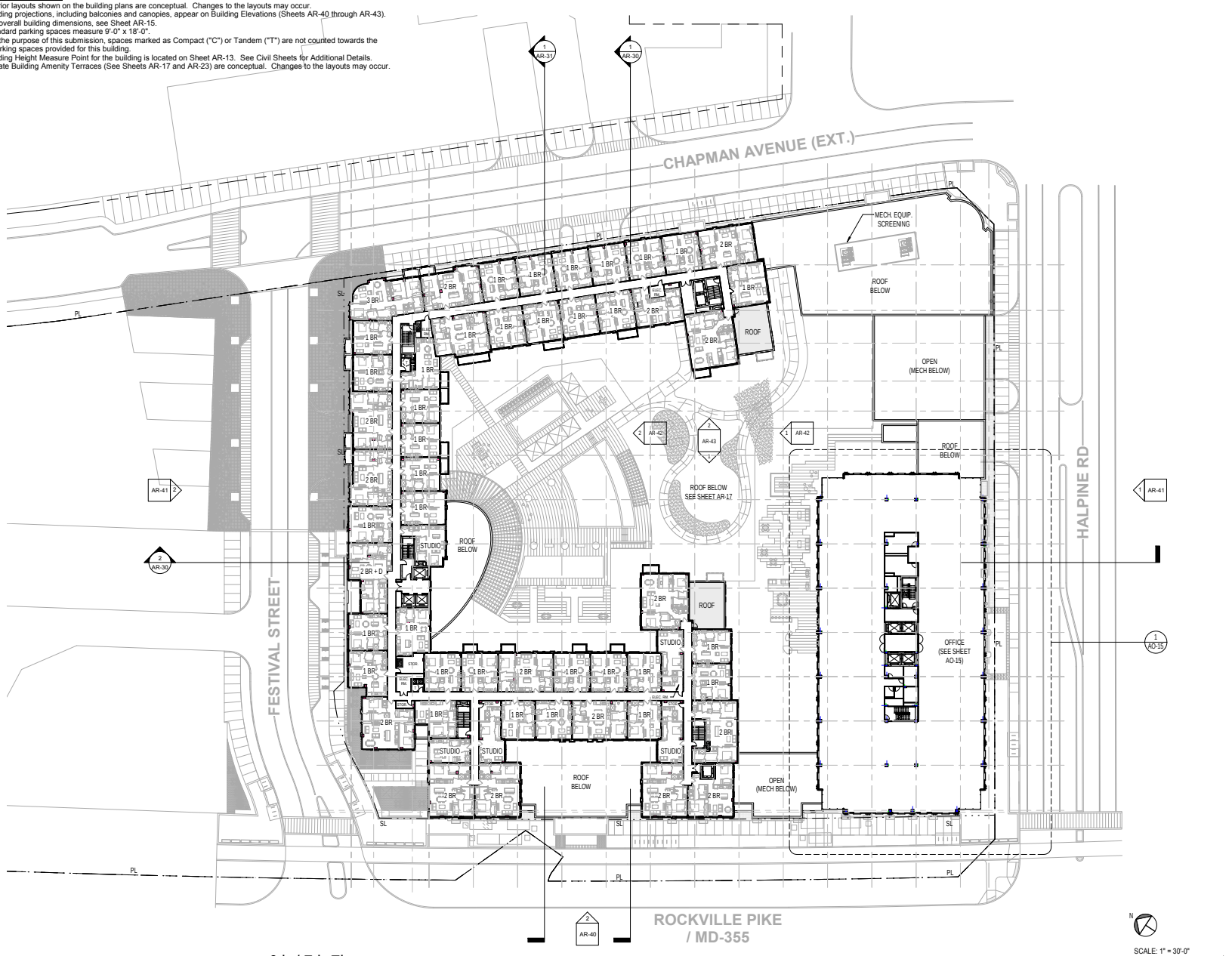

1 6th / 7th Floor
1" = 30'-0"

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

1.A.f

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Key Plan

Issue
NO.
1 Site Plan Submission 01/29

Revisions
NO.

6th / 7th Plan

PRINCIPAL IN CHAR
D.A.

PROJECT ARCHITEC
N.D.

DRAWN
A.M., R.G., G.G., C.X.

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AR-19

Attachment 1.A.f: Architectural Floor Plans and Elevations (3224 : STP2020-00401

Submission - 2020/01/29

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GENERAL PLAN NOTES
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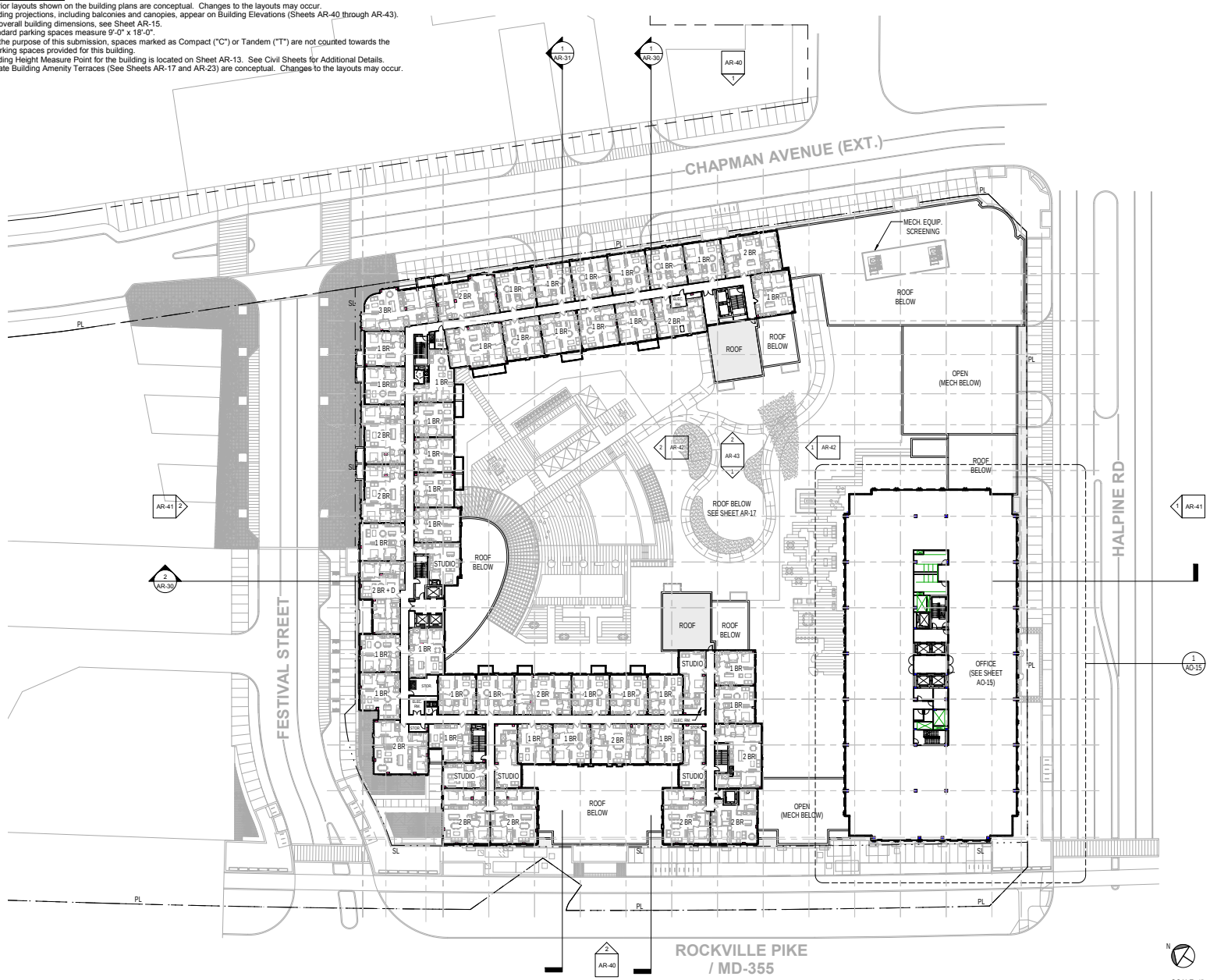

1 8th / 9th Floor
1" = 30'-0"

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

1.A.f

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Key Plan

Issue
NO.
1 Site Plan Submission 01/29

Revisions
NO.

8th / 9th Plan

PRINCIPAL IN CHAR
D.A.

PROJECT ARCHITEC
N.D.

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Attachment 1.A.f: Architectural Floor Plans and Elevations (3224 : STP2020-00401

Packet Pg. 150

AR-20

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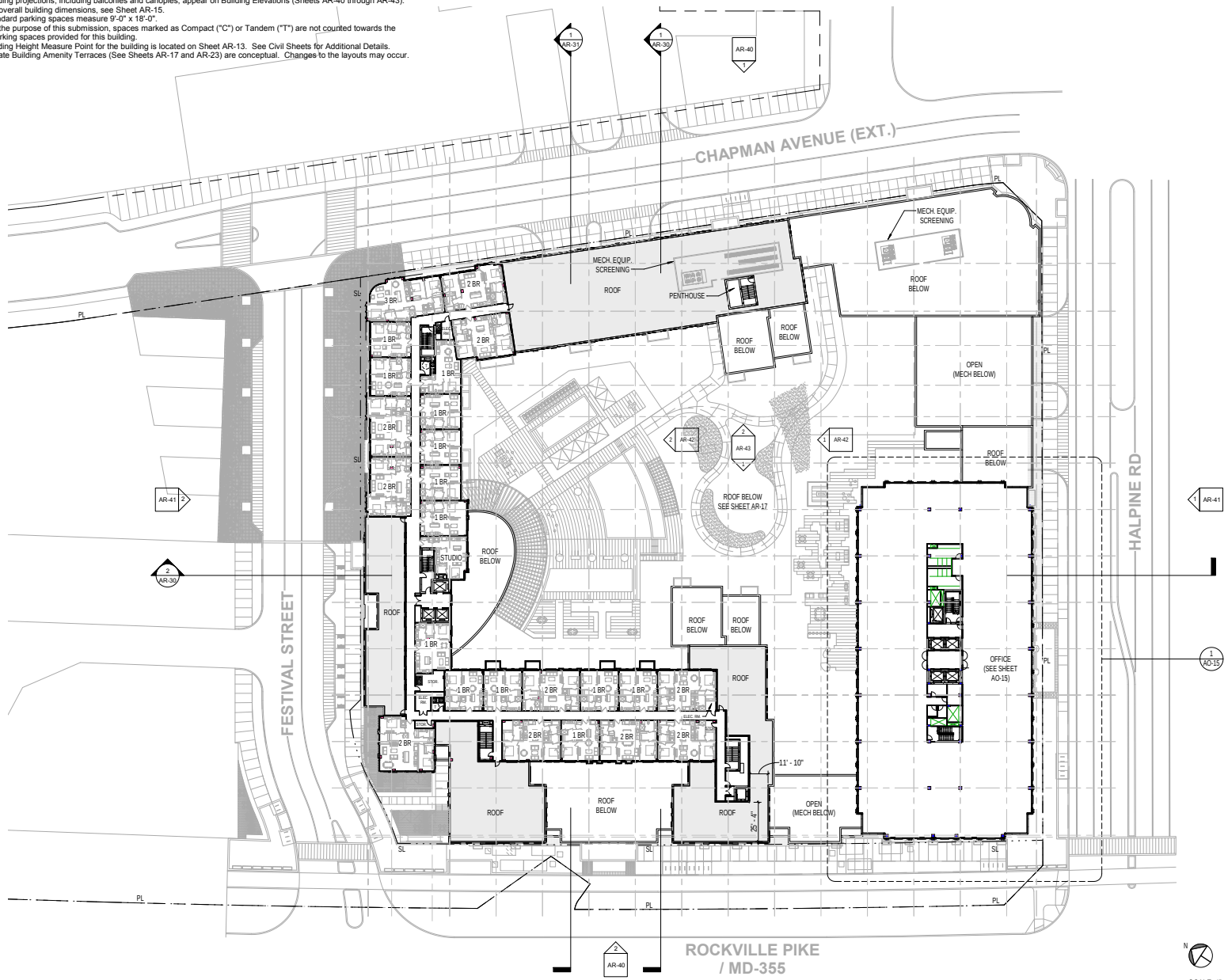

1 10th Floor
1" = 30'-0"

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

1.A.f

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Key Plan

Issue
NO.
1 Site Plan Submission 01/29

Revisions
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AR-21

Attachment 1.A.f: Architectural Floor Plans and Elevations (3224 : STP2020-00401

Submission - 2020/01/29

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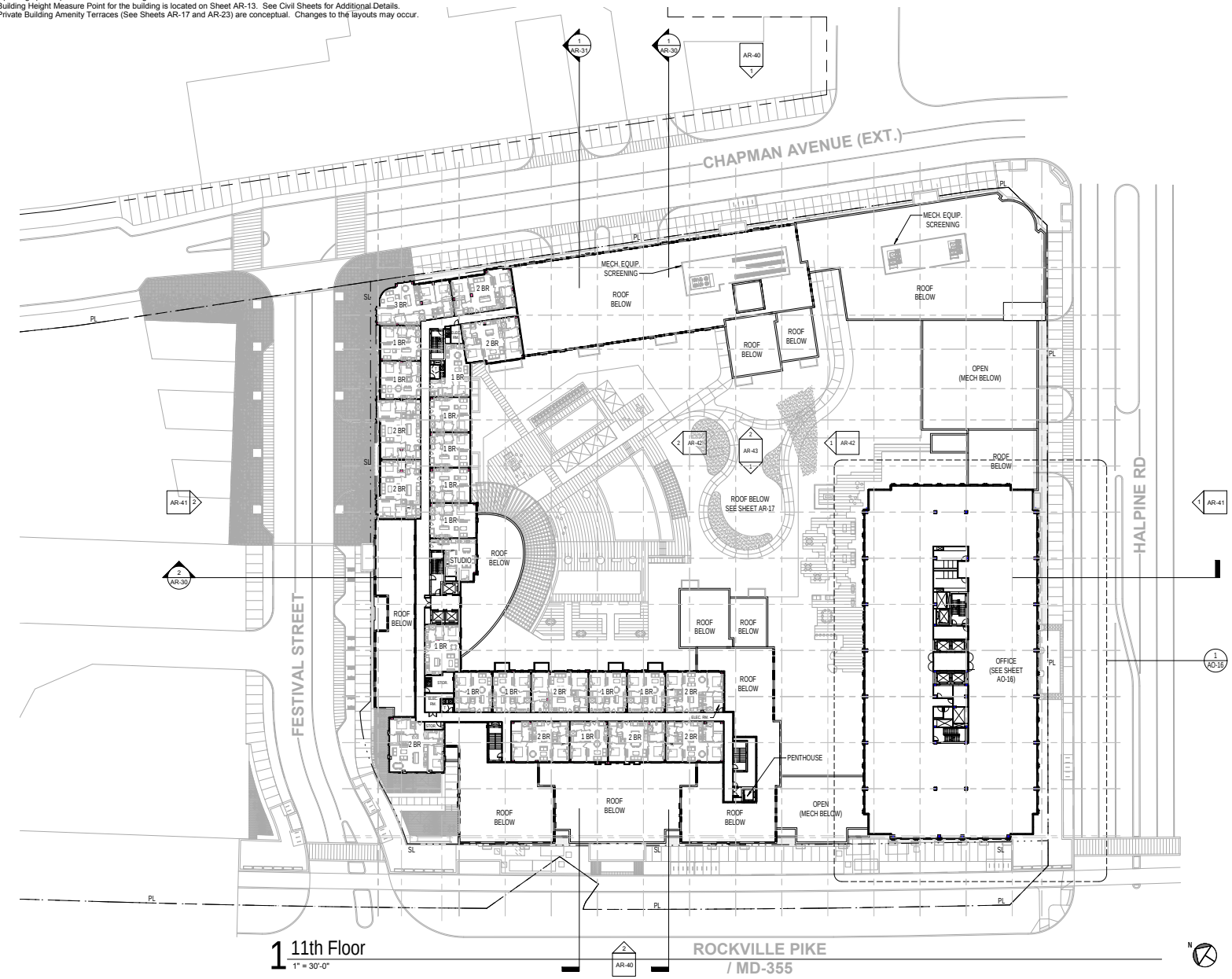

1 11th Floor
1" = 30'-0"

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

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1.A.f

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SCALE:
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AR-22

Attachment 1.A.f: Architectural Floor Plans and Elevations (3224 : STP2020-00401

Site Plan Submission - 2020/01/29

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GENERAL PLAN NOTES
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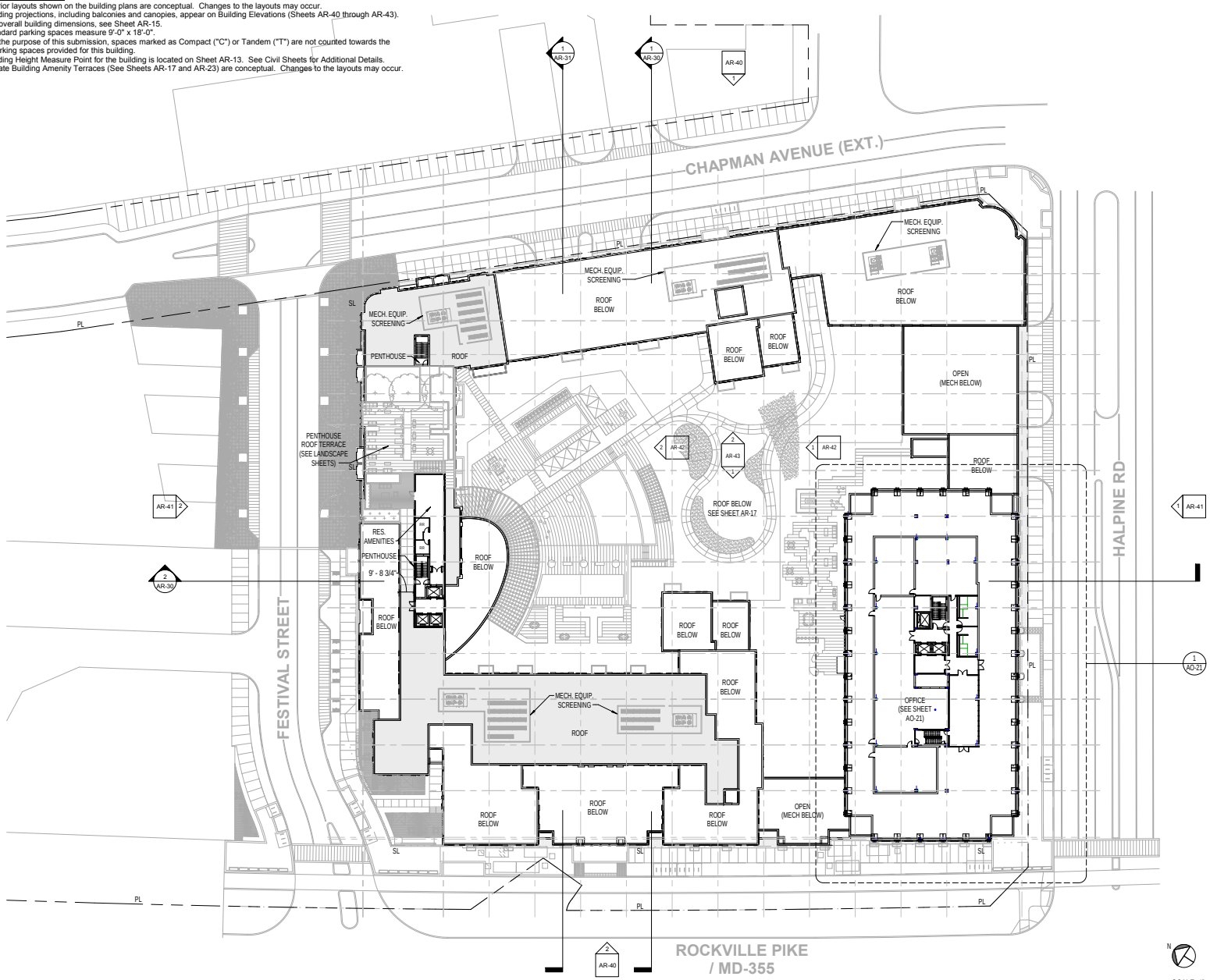

1 12th Floor / Penthouse
1" = 30'-0"

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

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Submission - 2020/01/29

Attachment 1.A.f: Architectural Floor Plans and Elevations (3224 : STP2020-00401

Packet Pg. 153

AR-23

GENERAL PLAN NOTES
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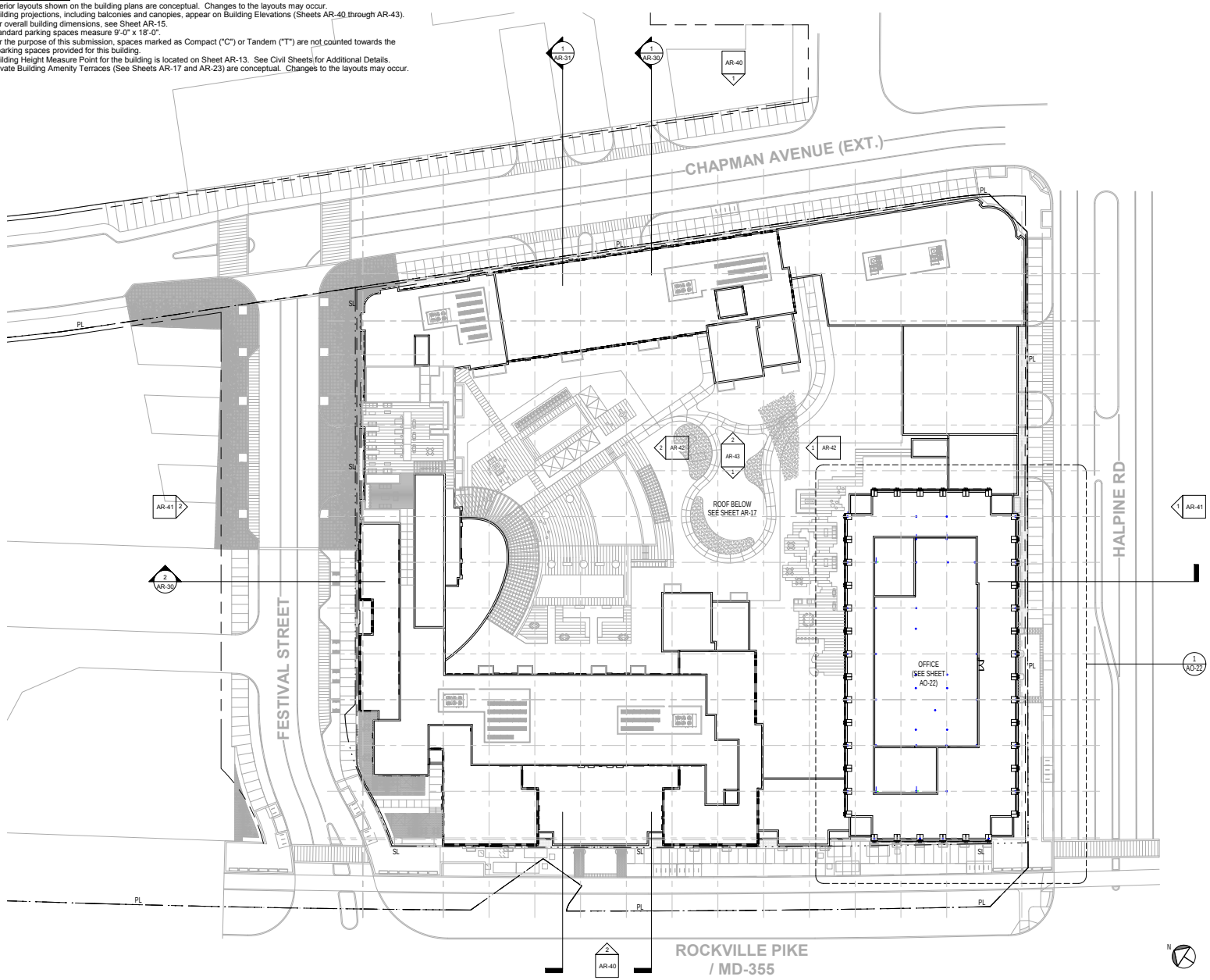

1 Roof
1" = 30'-0"

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

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Key Plan

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1 Site Plan Submission 01/29

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Attachment 1.A.f: Architectural Floor Plans and Elevations (3224 : STP2020-00401

Submission - 2020/01/29

Packet Pg. 154

AR-24

1 East
1" = 30'-0"

2 West
1" = 30'-0"

GENERAL SECTION / ELEVATION NOTES

1. The BUILDING HEIGHT MEASURE POINT is set at 395.742'. The Building Height Measure Point is located at the building midpoint on the West Elevation at the center of Rockville Pike / MD-355. The Building Height Measure Point for the building is located on Sheet AR-13. See Civil Drawings for Detail.
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4. For overall building dimensions, see Sheet AR-15.
5. The Building Exteriors are conceptual.

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Key Plan

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n Submission - 2020/01/29

AR-40

Attachment 1.A.f: Architectural Floor Plans and Elevations (3224 : STP2020-00401

1 South
1" = 30'-0"

2 North
1" = 30'-0"

GENERAL SECTION / ELEVATION NOTES

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Key Plan

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DATE
2020/01/29

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Si n Submission - 2020/01/29

AR-41

Attachment 1.A.f: Architectural Floor Plans and Elevations (3224 : STP2020-00401

1 Courtyard Elevation - North
1" = 30'-0"

2 Courtyard Elevation - North 2
1" = 30'-0"

GENERAL SECTION / ELEVATION NOTES

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Key Plan

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1 Site Plan Submission

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AR-42

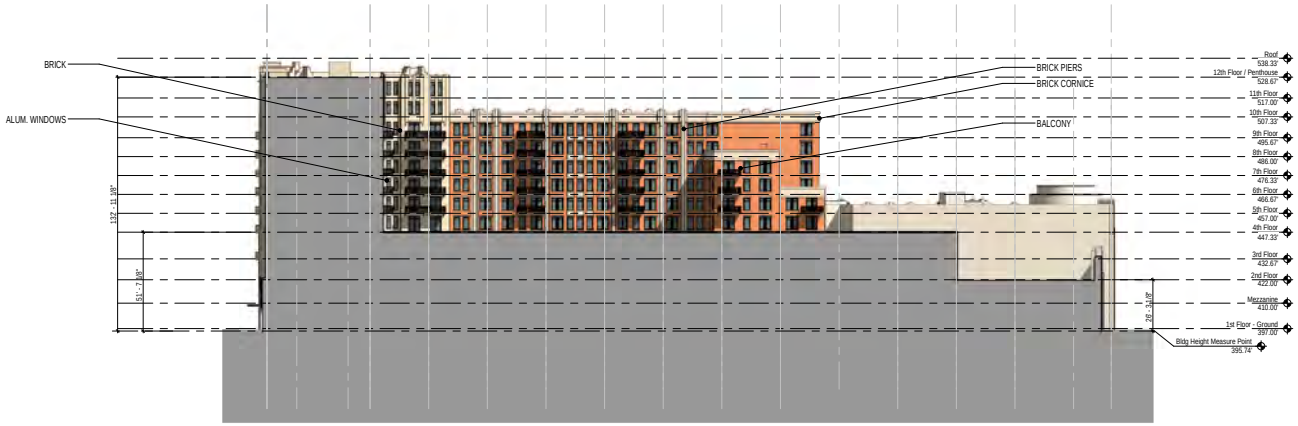
Attachment 1.A.f: Architectural Floor Plans and Elevations (3224 : STP2020-00401

Submission - 2020/01/29

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

1 Courtyard Elevation - West

1" = 30'-0"



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

2 Courtyard Elevation - East

1" = 30'-0"

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Key Plan

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Attachment 1.A.f: Architectural Floor Plans and Elevations (3224 : STP2020-00401

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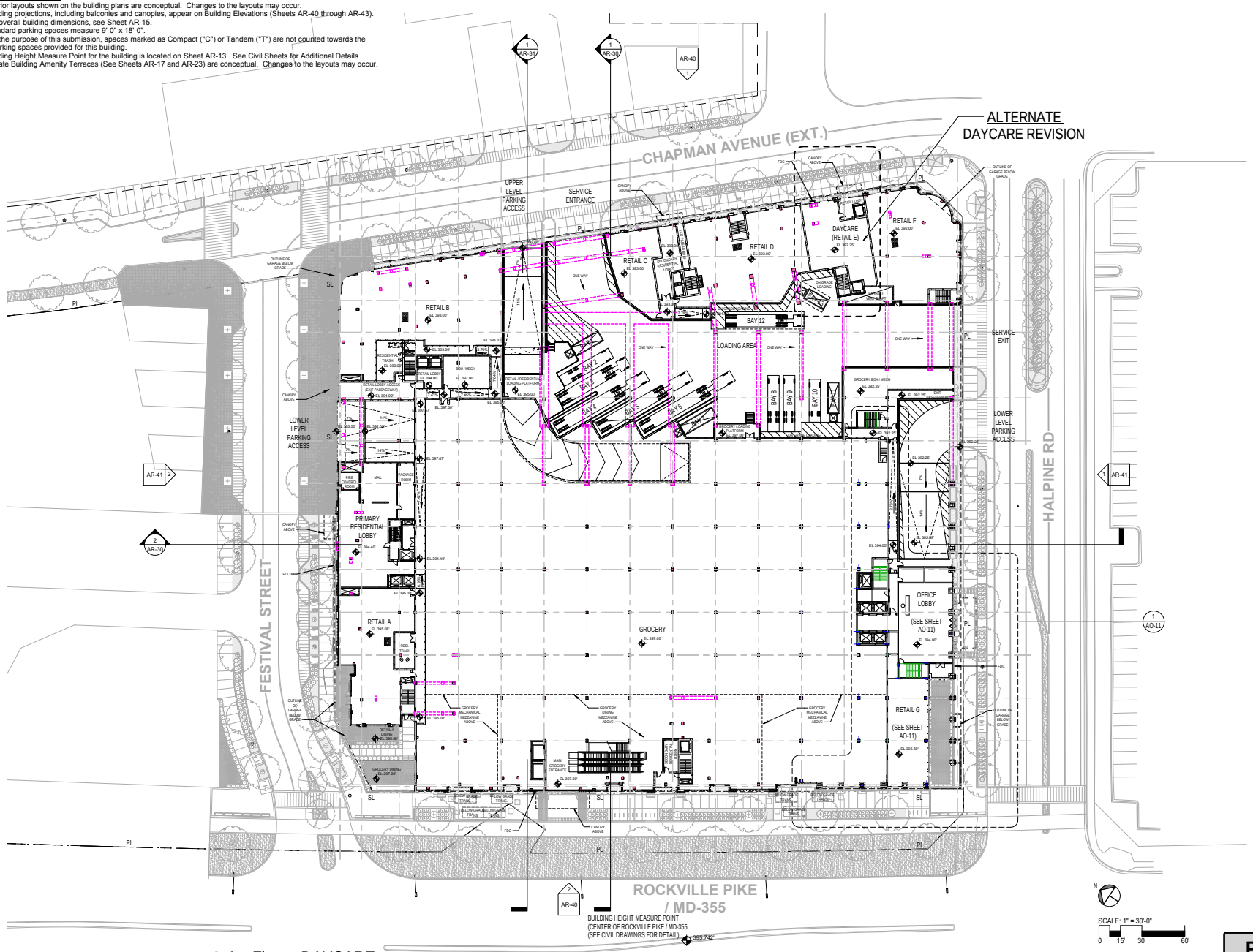
5. For the purpose of this submission, spaces marked as Compact ("C") or Tandem ("T") are not counted towards the total parking spaces provided for this building.
6. Building Height Measure Point for the building is located on Sheet AR-13. See Civil Sheets for Additional Details.
7. Private Building Amenity Terraces (See Sheets AR-17 and AR-23) are conceptual. Changes to the layouts may occur.



1 1st Floor - DAYCARE
1" = 30'-0"

1.A.f

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Twinbrook Phase

1500 - 1582 ROCKVI
ROCKVILLE, MD, 20

OWNER / DEVELOPER
1592 ROCKVILLE PIKE
301.986.7737

OFFICE ARCHITECT
HOK
202.339.8700

STRUCTURAL ENGINE
SK&A MD
301.881.1441

MECH. / PLUMBING EN
EDG2
202.466.2222

ELECTRICAL ENGINE
POWER DESIGN
727.210.0492

CIVIL ENGINEER
VIKA
301.916.4100

LANDSCAPE ARCHITE
MAHAN RYKIEL ASSO
410.235.6001

SUSTAINABILITY CON
SUSTAINABLE BUILDI
703.970.2890

LIGHTING DESIGNER
MCLA
202.298.8062

Key Plan

Issue
NO.
1 Site Plan Submission

Revisions
NO.

ALTERN
(Daycare) 1
Plan (Gr

PRINCIPAL IN CHAR
D.A.

PROJECT ARCHITEC
N.D.

DRAWN
A.M., R.G., G.G., C.X.

DATE 2020/01/29
APPROVED

SCALE

JOB NO.

AR-50

Attachment 1.A.f: Architectural Floor Plans and Elevations (3224 : STP2020-00401

Submission - 2020/01/29

1/28/2020 3:48:57 PM

GENERAL PLAN NOTES
1. Interior layouts shown on the building plans are conceptual. Changes to the layouts may occur.
2. Building projections, including balconies and canopies, appear on Building Elevations (Sheets AR-40 through AR-43).
3. For overall building dimensions, see Sheet AR-15.
4. Standard parking spaces measure 9'-0" x 18'-0".
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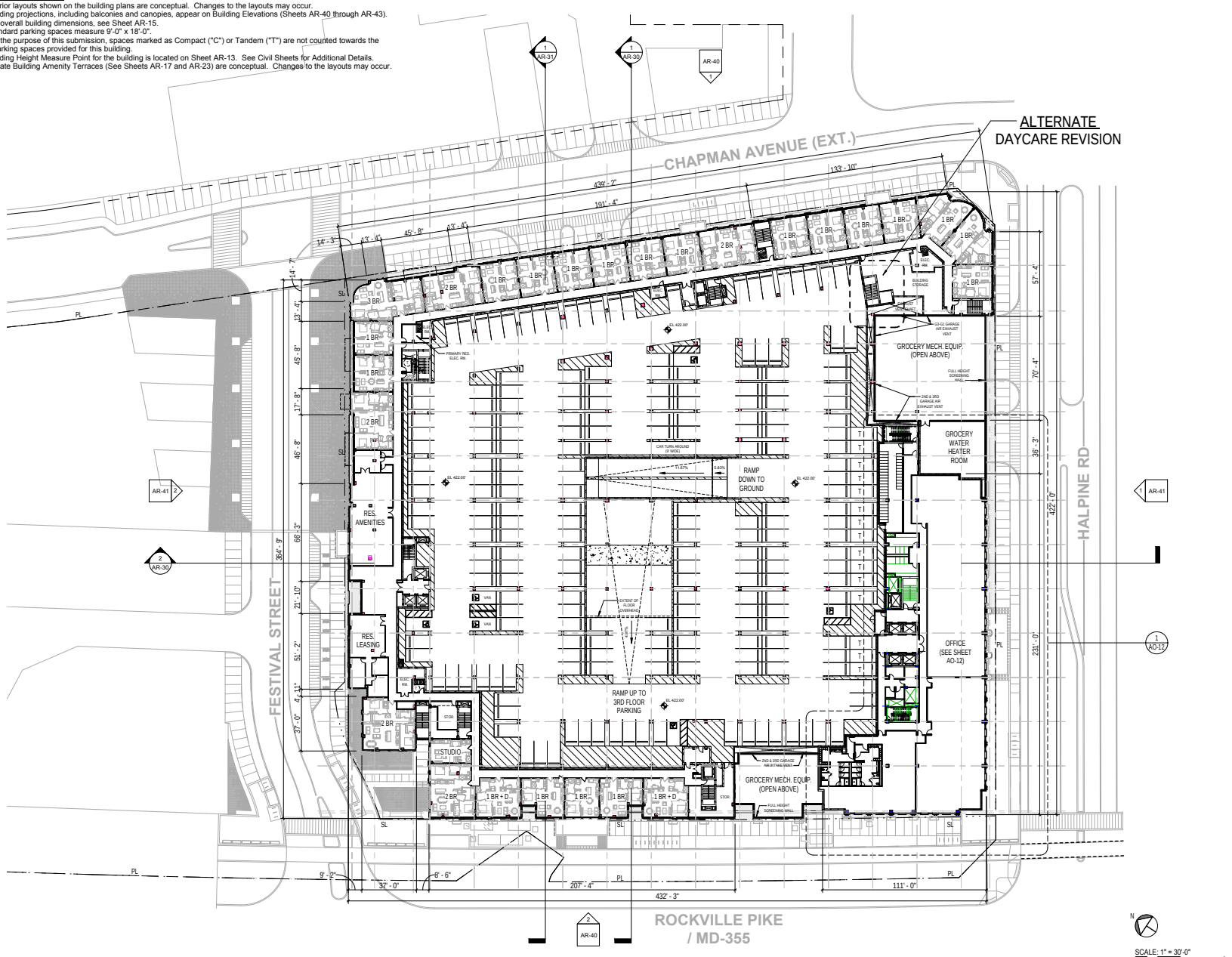

1 2nd Floor - DAYCARE
1" = 30'-0"

1.A.f

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Key Plan

Issue
NO.
1 Site Plan Submission

Revisions
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D.A.

PROJECT ARCHITEC
N.D.

DRAWN
A.M., R.G., G.G., C.X.

DATE 2020/01/29
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AR-51

Attachment 1.A.f: Architectural Floor Plans and Elevations (3224 : STP2020-00401

Site Plan Submission - 2020/01/29

1/28/2020 3:49:36 PM

GENERAL PLAN NOTES
1. Interior layouts shown on the building plans are conceptual. Changes to the layouts may occur.
2. Building projections, including balconies and canopies, appear on Building Elevations (Sheets AR-40 through AR-43).
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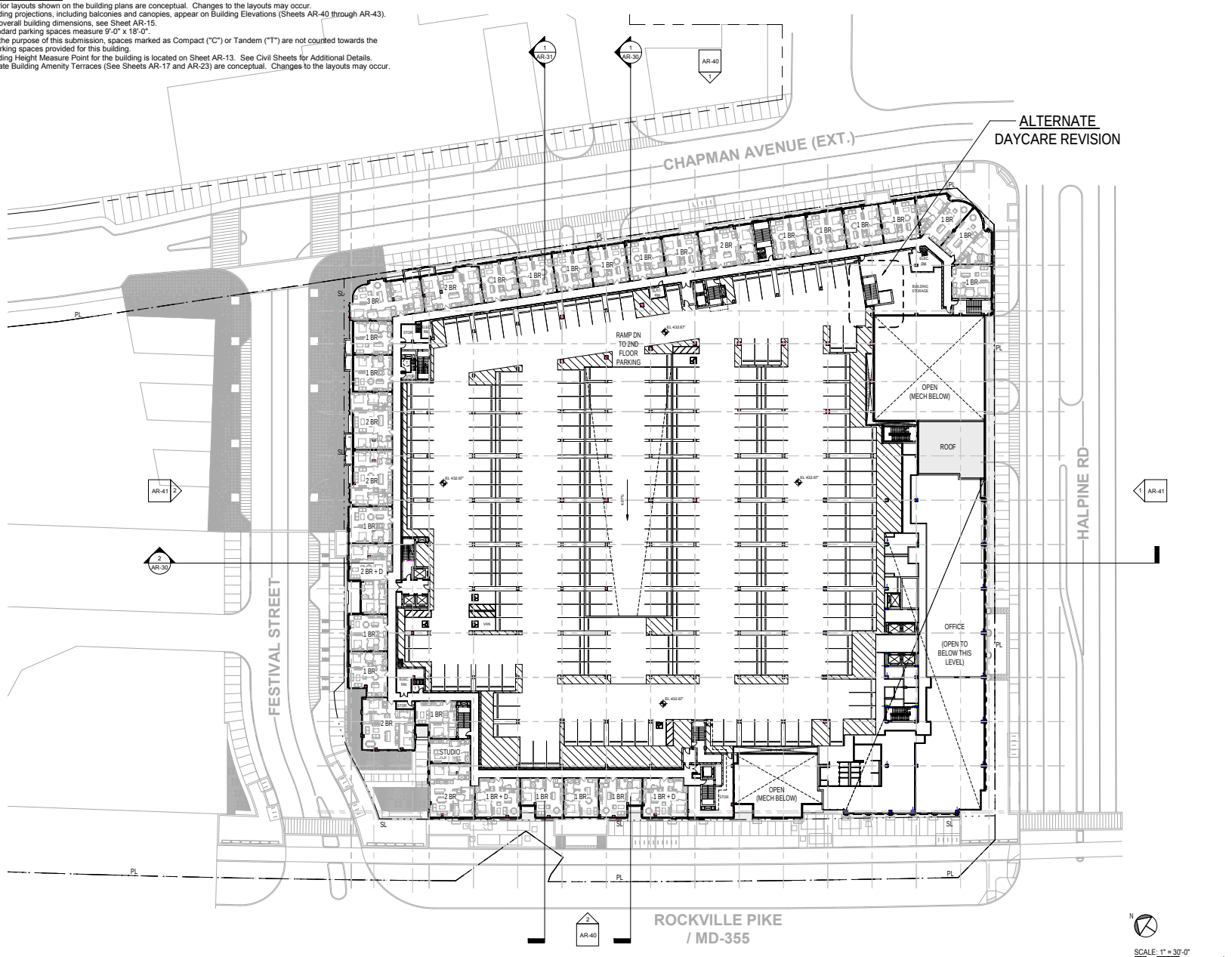

1 3rd Floor - DAYCARE
1" = 30'-0"

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

1/28/2020 3:50:05 PM

1.A.f

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Key Plan

Issue
NO.
1 Site Plan Submission 01/29

Revisions
NO.

ALTERN
(Daycare) 3
Plan

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PROJECT ARCHITEC
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A.M., R.G., G.G., C.X.

DATE 2020/01/29
APPROVED

Site Plan Submission - 2020/01/29

Attachment 1.A.f: Architectural Floor Plans and Elevations (3224 : STP2020-00401

Packet Pg. 161

AR-52

GENERAL PLAN NOTES
1. Interior layouts shown on the building plans are conceptual. Changes to the layouts may occur.
2. Building projections, including balconies and canopies, appear on Building Elevations (Sheets AR-40 through AR-43).
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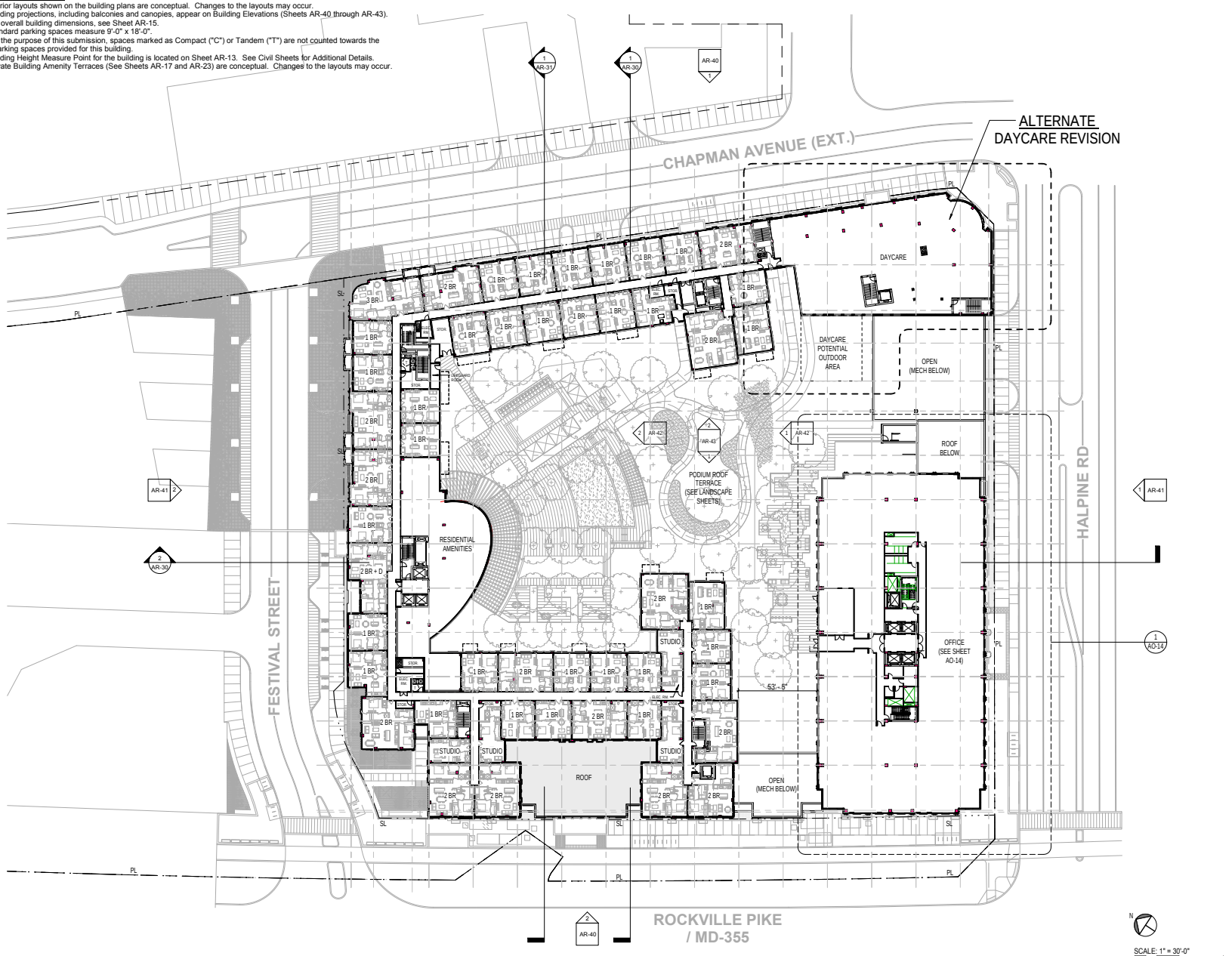

1 4th Floor - DAYCARE
1" = 30'-0"

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

1/28/2020 3:50:35 PM

1.A.f

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Key Plan

Issue
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1 Site Plan Submission 01/29

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DATE 2020/01/29
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Site Plan Submission - 2020/01/29

Attachment 1.A.f: Architectural Floor Plans and Elevations (3224 : STP2020-00401

Packet Pg. 162

AR-53

GENERAL PLAN NOTES
1. Interior layouts shown on the building plans are conceptual. Changes to the layouts may occur.
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1 5th Floor - DAYCARE
1" = 30'-0"

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

1/28/2020 3:51:20 PM

1.A.f

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Key Plan

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1 Site Plan Submission

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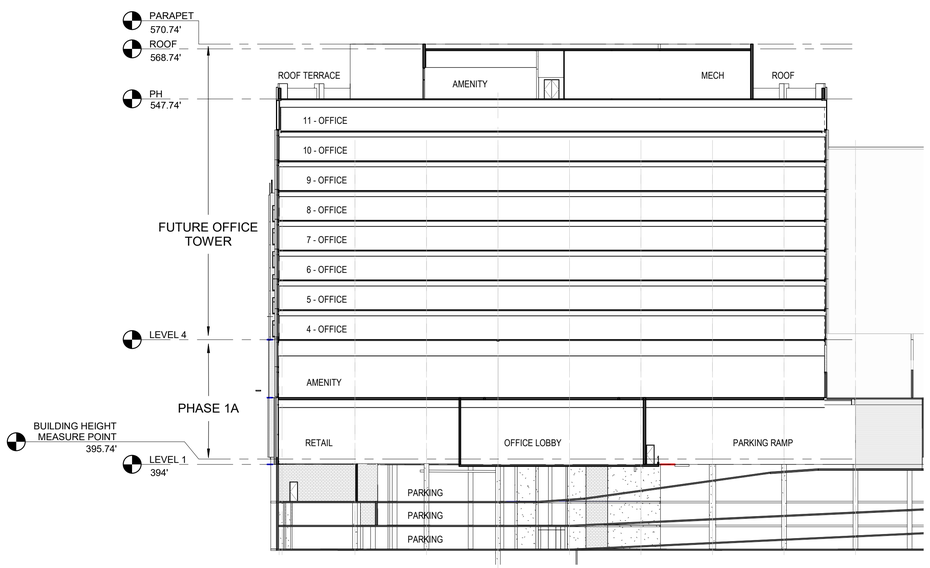
DATE 2020/01/29
APPROVED

Submission - 2020/01/29

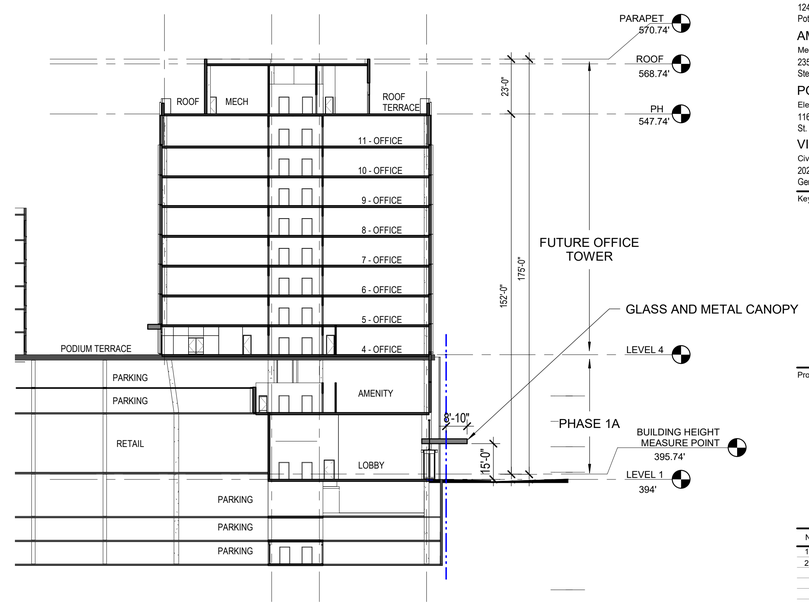
Attachment 1.A.f: Architectural Floor Plans and Elevations (3224 : STP2020-00401

Packet Pg. 163

AR-54



2 EAST - WEST SECTION
1" = 30'-0"



1 NORTH - SOUTH SECTION
1" = 30'-0"

Project
TWINBROOK QUARTER OFFICE BUILDING
1500 - 1582 Rockville Pike
Rockville, MD 20852

Prepared for
TWINBROOK QUARTER
7501 Wisconsin Avenue, #1500
Bethesda, MD 20814

Hellmuth, Obata & Kassabaum, P.C.
Canal House, 3223 Grace Street, NW
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POWER DESIGN, INC
Electrical Engineers
11600 9th Street N
St. Petersburg, FL 33716

VIKA MARYLAND, LLC
Civil Engineers
20251 Century Boulevard
Germantown, MD 20874

Key Plan

Professional Seals

No.	Description	Date
1	SITE PLAN SUBMISSION	2020-01-29
2	SITE PLAN SUBMISSION REV 2	2020-07-21

Project No: 19.14027.00

Sheet Title:

BUILDING SECTIONS - (OFFICE BUILDING)

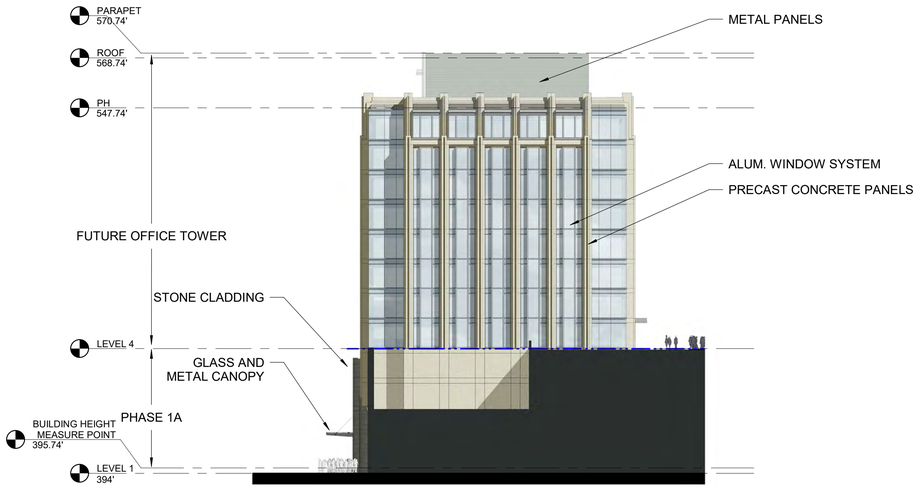
Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

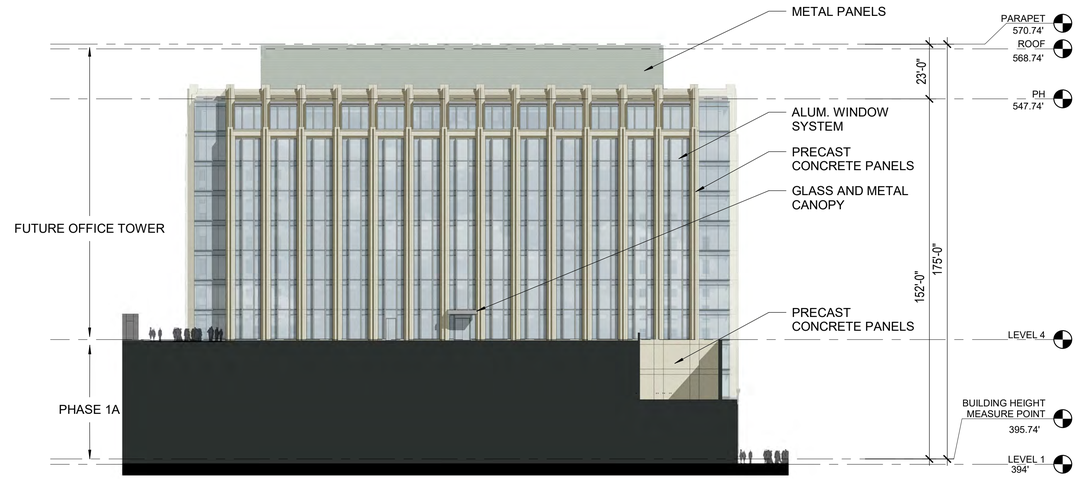
AO-31

2020-01-27 13:59:56

Attachment 1.A.g: Architectural Elevations - Office Tower (3224 : STP2020-00401 Twinbrook Quarter)

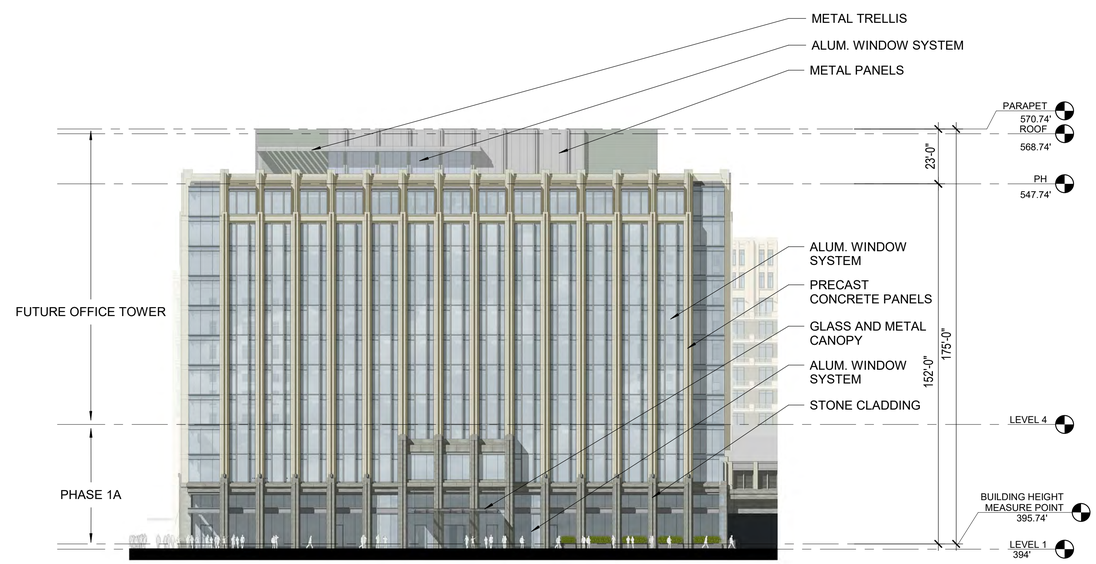


4 OFFICE BUILDING - EAST ELEVATION
1" = 30'-0"



2 OFFICE BUILDING - NORTH ELEVATION
1" = 30'-0"

3 OFFICE BUILDING - WEST ELEVATION
1" = 30'-0"



1 OFFICE BUILDING - SOUTH ELEVATION
1" = 30'-0"

Project
TWINBROOK QUARTER
OFFICE BUILDING
1500 - 1582 Rockville Pike
Rockville, MD 20852

Prepared for
TWINBROOK QUARTER
7501 Wisconsin Avenue, #1500
Bethesda, MD 20814

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Canal House, 3223 Grace Street, NW
Washington, DC 20007 USA
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POWER DESIGN, INC
Electrical Engineers
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St. Petersburg, FL 33716

VIKA MARYLAND, LLC
Civil Engineers
20251 Century Boulevard
Germantown, MD 20874

Key Plan

Professional Seals

No.	Description	Date
1	SITE PLAN SUBMISSION	2020-01-29
2	SITE PLAN SUBMISSION REV 1	2020-05-15
3	SITE PLAN SUBMISSION REV 2	2020-07-21

Project No: 19.14027.00

Sheet Title:

BUILDING ELEVATIONS - (OFFICE BUILDING)

Original is 36 x 24. Do not scale contents of this drawing.

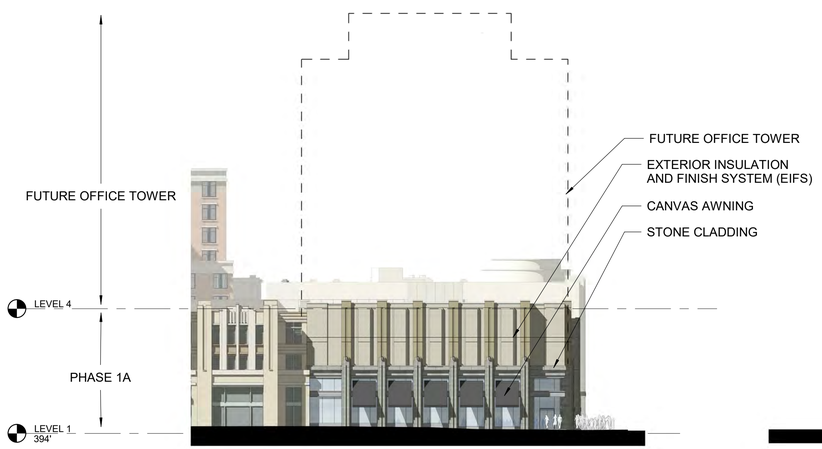
Sheet Number

AO-41

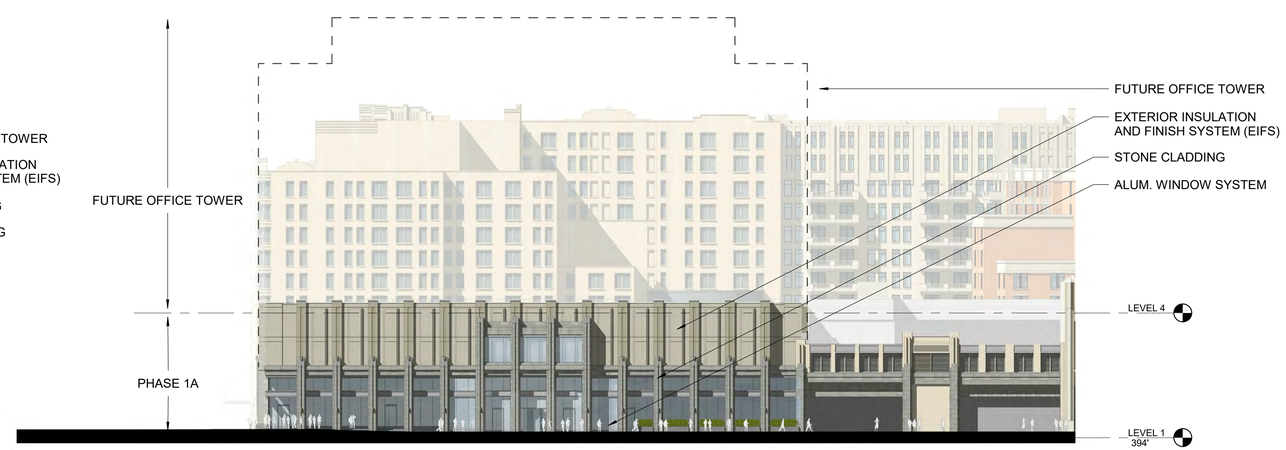
2020-01-27 14:00:09

Attachment 1.A.g: Architectural Elevations - Office Tower (3224 : STP2020-00401 Twinbrook Quarter)

3 PERPECTIVE - (PHASE 1A)
NTS



2 OFFICE BUILDING - WEST ELEVATION (PHASE 1A)
1" = 30'-0"



1 OFFICE BUILDING - SOUTH ELEVATION (PHASE 1A)
1" = 30'-0"

Project
TWINBROOK QUARTER OFFICE BUILDING
1592 Rockville Pike
Rockville, MD 20852

Prepared for
1592 ROCKVILLE PIKE
7501 Wisconsin Avenue, #1500
Bethesda, MD 20814

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Key Plan

Professional Seals

No.	Description	Date
1	SITE PLAN SUBMISSION	2020-01-29
2	SITE PLAN SUBMISSION REV 1	2020-05-15
3	SITE PLAN SUBMISSION REV 2	2020-07-21

Project No: 19.14027.00

Sheet Title:

BUILINDG ELEVATIONS - (OFFICE BUILDING - PHASE 1A)

Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number

AO-42

2020-05-11 4:42:45 PM

Attachment 1.A.g: Architectural Elevations - Office Tower (3224 : STP2020-00401 Twinbrook Quarter)

GROUND (STREET) LEVEL

Primary Building Access and Street Level Hardscape Connections

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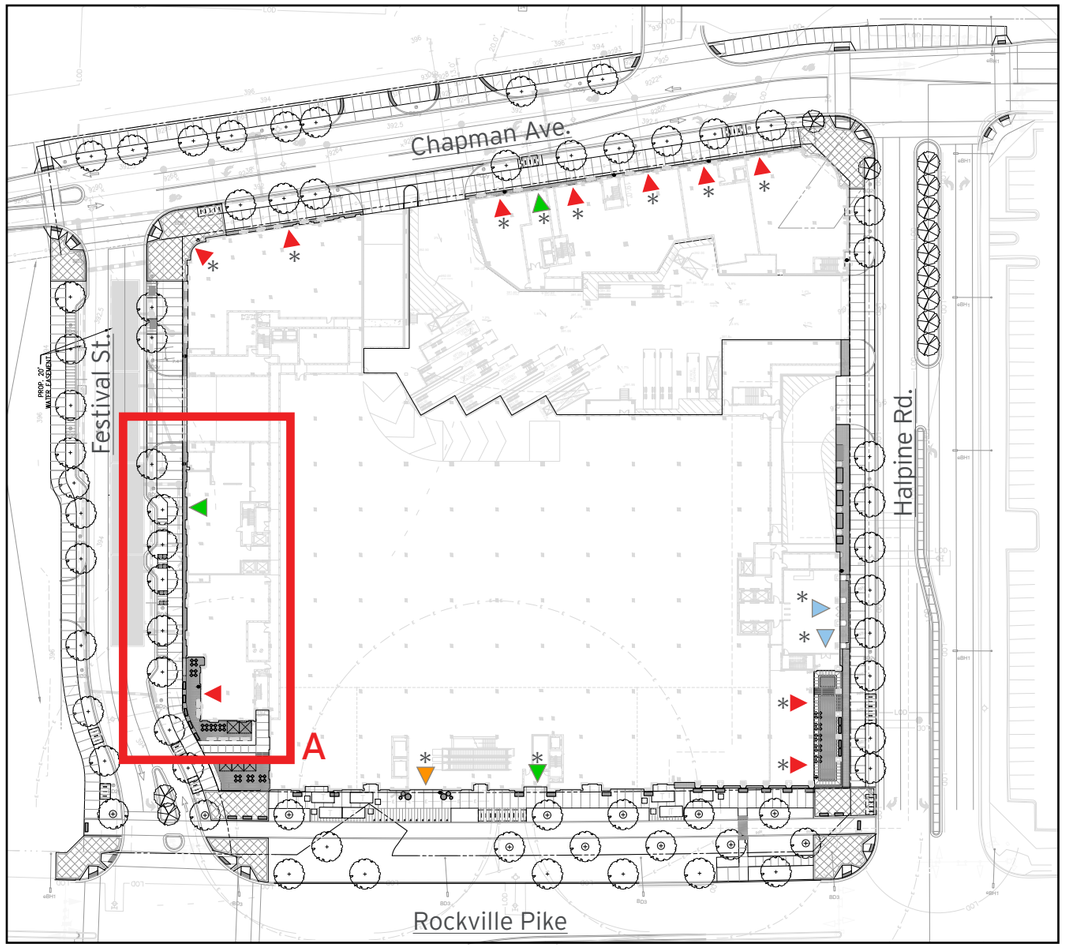
GROUND LEVEL

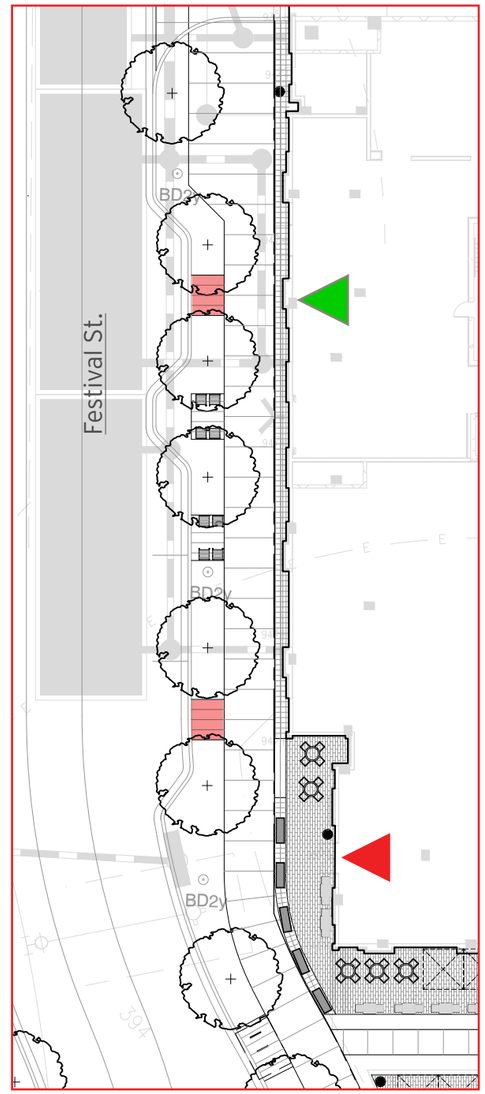
Primary Building Access and Hardscape Connections

(at Festival St. and Chapman Ave.)

- Ground Level **Retail** Access
- Ground Level **Grocery** Access *
- Ground Level **Office** Access *
- Ground Level **Residential** Access
- 8' Wide **Pedestrian** Hardscape **Connection**



GROUND LEVEL KEY PLAN



A. Ground Level Primary Residential & Retail Access

Festival St.

* No significant hardscape street connection for traffic / safety reasons on high traffic streets. See Garage Levels G1-G3 for potential drop off / short term parking locations for these uses.

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TWINBROOK QUARTER - SITE PLAN RESUBMISSION
PHASE I PROGRAMMATIC ACCESS EXHIBIT

Attachment 1.A.h: Programmatic Access Exhibit (3224 : STP2020-00401 Twinbrook Quarter)

ALL LEVELS

All Programmed Uses
Potential Drop off / Short Term Parking Locations

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GROUND LEVEL

Retail Access (Lobby / Vertical Transport) to Ground Lvl from below
(See G1, G2, G3 for Potential Short Term Parking / Dropoff Zone)

Grocery Access (Lobby / Vertical Transport) up to Ground Lvl from below
(See G1, G2 for Potential Short Term Parking / Dropoff Zone)

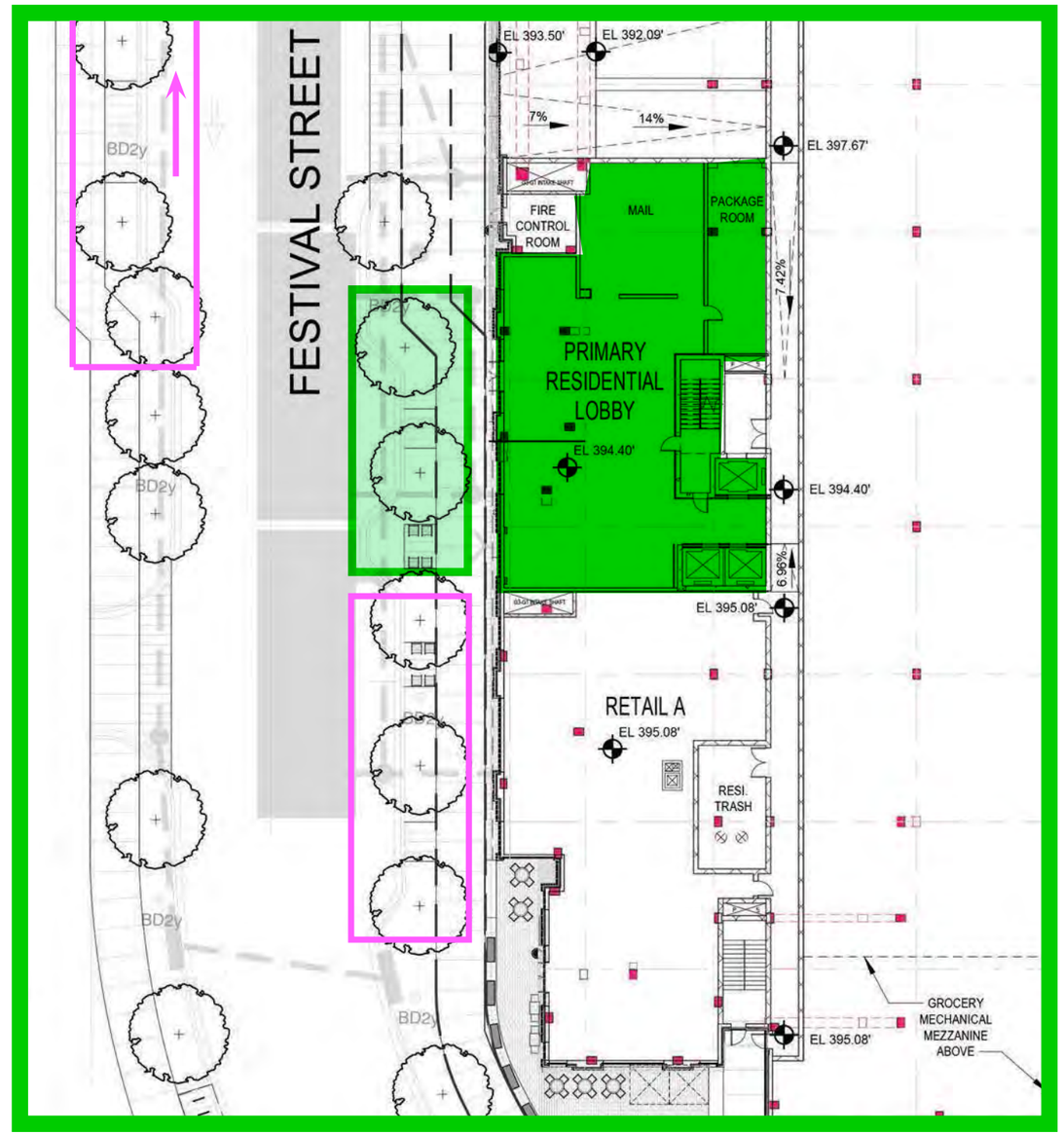
Office Access (Lobby / Vertical Transport) up to Ground Lvl from below
(See G3 for Potential Short Term Parking / Dropoff Zone)

Residential Access (Lobby / Vertical Transport) from Ground Lvl to above

Residential Potential Short Term Parking / Dropoff Zone

GROUND LEVEL KEYPLAN

Mixed Use Shared Potential Short Term Parking / Dropoff Zone



Access to Residential
Access Elevator and Potential Short Term Parking / Dropoff Zone)

Attachment 1.A.h: Programmatic Access Exhibit (3224 : STP2020-00401 Twinbrook Quarter)

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TWINBROOK QUARTER - SITE PLAN RESUBMISSION
PHASE I PROGRAMMATIC ACCESS EXHIBIT

GARAGE LEVEL 1 (G1)

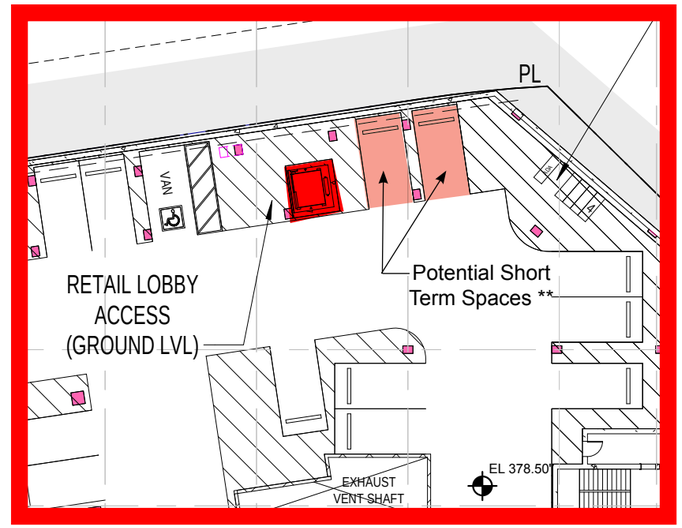
Retail Access (Lobby / Vertical Transport) up to Ground Lvl

Retail Potential Short Term Parking / Dropoff Zone

Grocery Access (Lobby / Vertical Transport) up to Ground Lvl

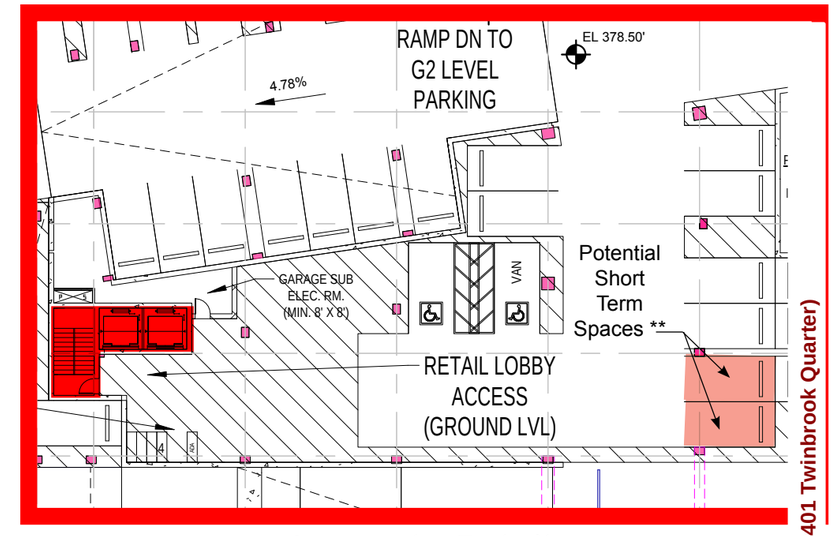
Grocery Potential Short Term Parking / Dropoff Zone

GARAGE LEVEL 1 (G1) KEYPLAN



Access to Retail

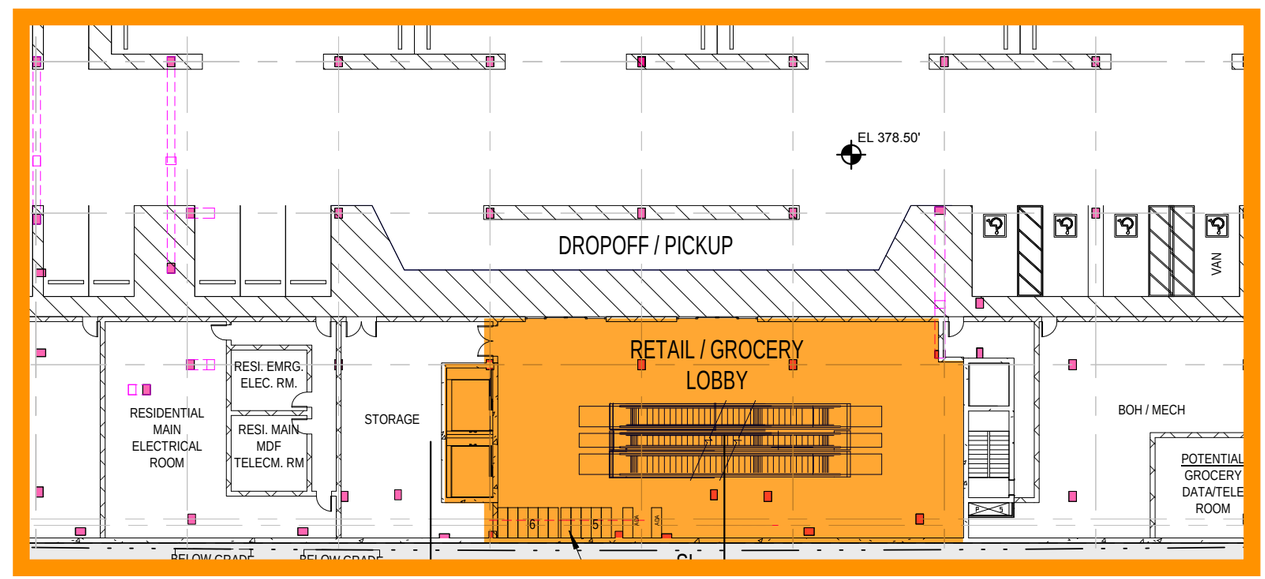
Access Elevator and Potential Short Term Parking / Dropoff Zone)



Access to Retail

Access Elevator and Potential Short Term Parking / Dropoff Zone)

** Potential short term spaces designated for conceptual purposes only. Final short term spaces will be designated prior to occupancy permit. The applic reserves the right to modify the location of designated short term parking spaces following occupancy, based upon its evaluation of demand and usage.



Access to Grocery

Access Elevator and Potential Short Term Parking / Dropoff Zone)

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TWINBROOK QUARTER - SITE PLAN RESUBMISSION
PHASE I PROGRAMMATIC ACCESS EXHIBIT

GARAGE LEVEL 2 (G2)

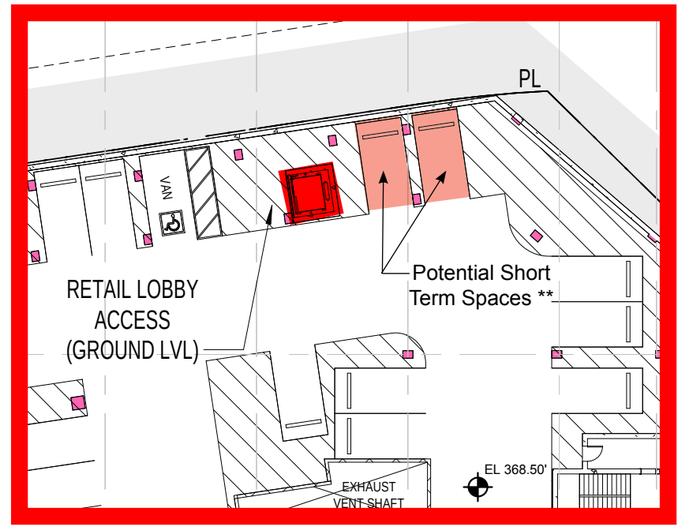
Retail Access (Lobby / Vertical Transport) up to Ground Lvl

Retail Potential Short Term Parking / Dropoff Zone

Grocery Access (Lobby / Vertical Transport) up to Ground Lvl

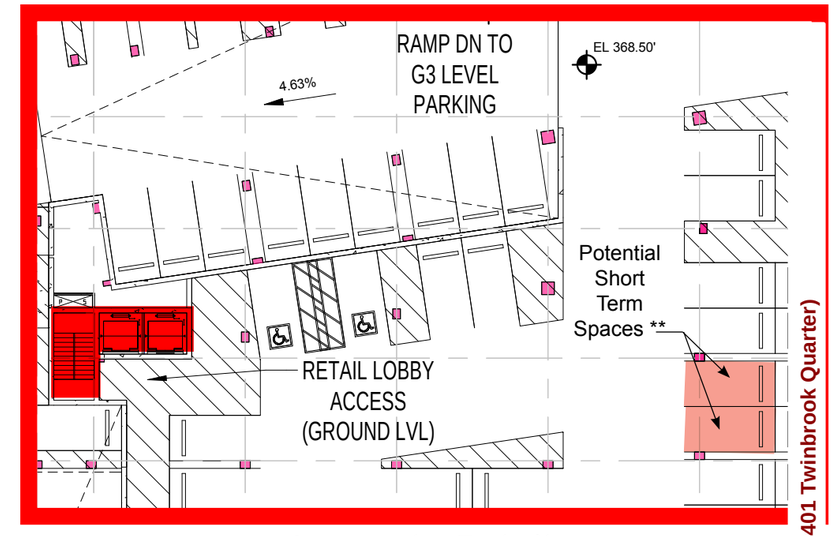
Grocery Potential Short Term Parking / Dropoff Zone

GARAGE LEVEL 2 (G2) KEYPLAN



Access to Retail

Access Elevator and Potential Short Term Parking / Dropoff Zone)



Access to Retail

Access Elevator and Potential Short Term Parking / Dropoff Zone)

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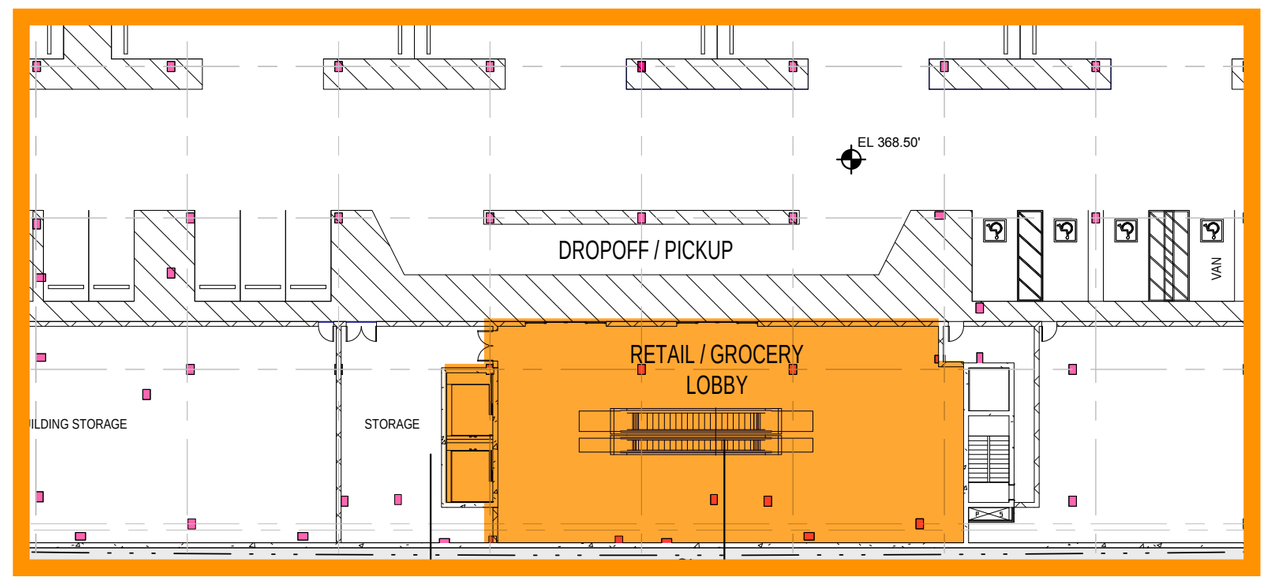

Access to Grocery

Access Elevator and Potential Short Term Parking / Dropoff Zone)

Attachment 1.A.h: Programmatic Access Exhibit (3224 : STP2020-00401 Twinbrook Quarter)

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PHASE I PROGRAMMATIC ACCESS EXHIBIT

GARAGE LEVEL 3 (G3)

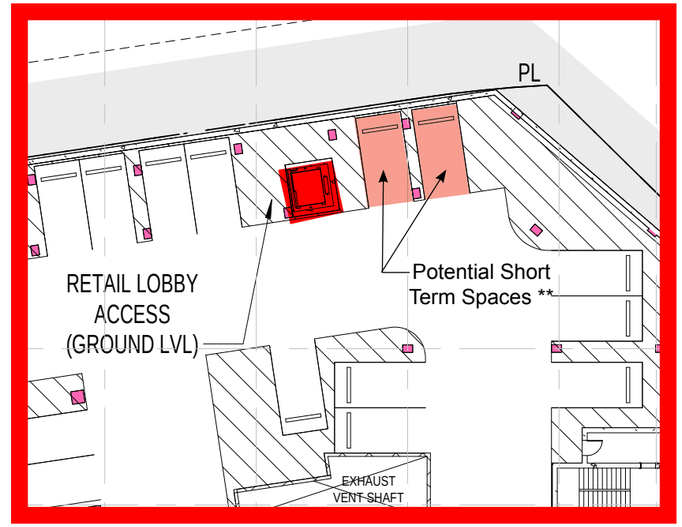
Retail Access (Lobby / Vertical Transport) up to Ground Lvl

Retail Potential Short Term Parking / Dropoff Zone

Office Access (Lobby / Vertical Transport) up to Ground Lvl

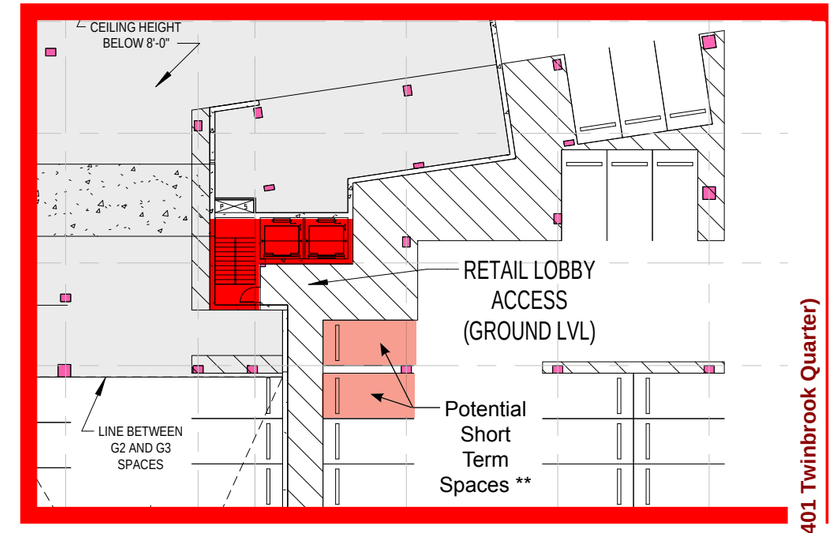
Office Potential Short Term Parking / Dropoff Zone

GARAGE LEVEL 3 (G3) KEYPLAN



Access to Retail

Access Elevator and Potential Short Term Parking / Dropoff Zone)



Access to Retail

Access Elevator and Potential Short Term Parking / Dropoff Zone)

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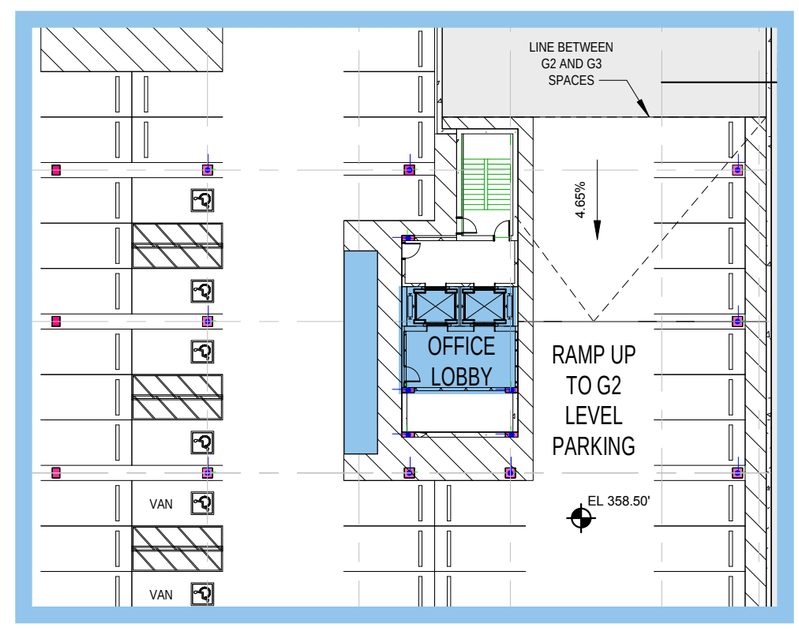

Access to Office

Access Elevator and Potential Short Term Parking / Dropoff Zone)

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ALL LEVELS

ALTERNATE VERSION:
Includes Daycare Use

All Programmed Uses
Potential Drop off / Short Term Parking Locations

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GROUND LEVEL

Retail Access (Lobby / Vertical Transport) to Ground Lvl from below
(See G1, G2, G3 for Potential Short Term Parking / Dropoff Zone)

Grocery Access (Lobby / Vertical Transport) up to Ground Lvl from below
(See G1, G2 for Potential Short Term Parking / Dropoff Zone)

Daycare * Access (Lobby / Vertical Transport) up to Ground Lvl from below
(See G2 for Potential Short Term Parking / Dropoff Zone)

Office Access (Lobby / Vertical Transport) up to Ground Lvl from below
(See G3 for Potential Short Term Parking / Dropoff Zone)

* Note: After stopping on level G2 in Designated Areas - Daycare Visitors will share the same vertical transport as Retail Visitors to the Ground Level.

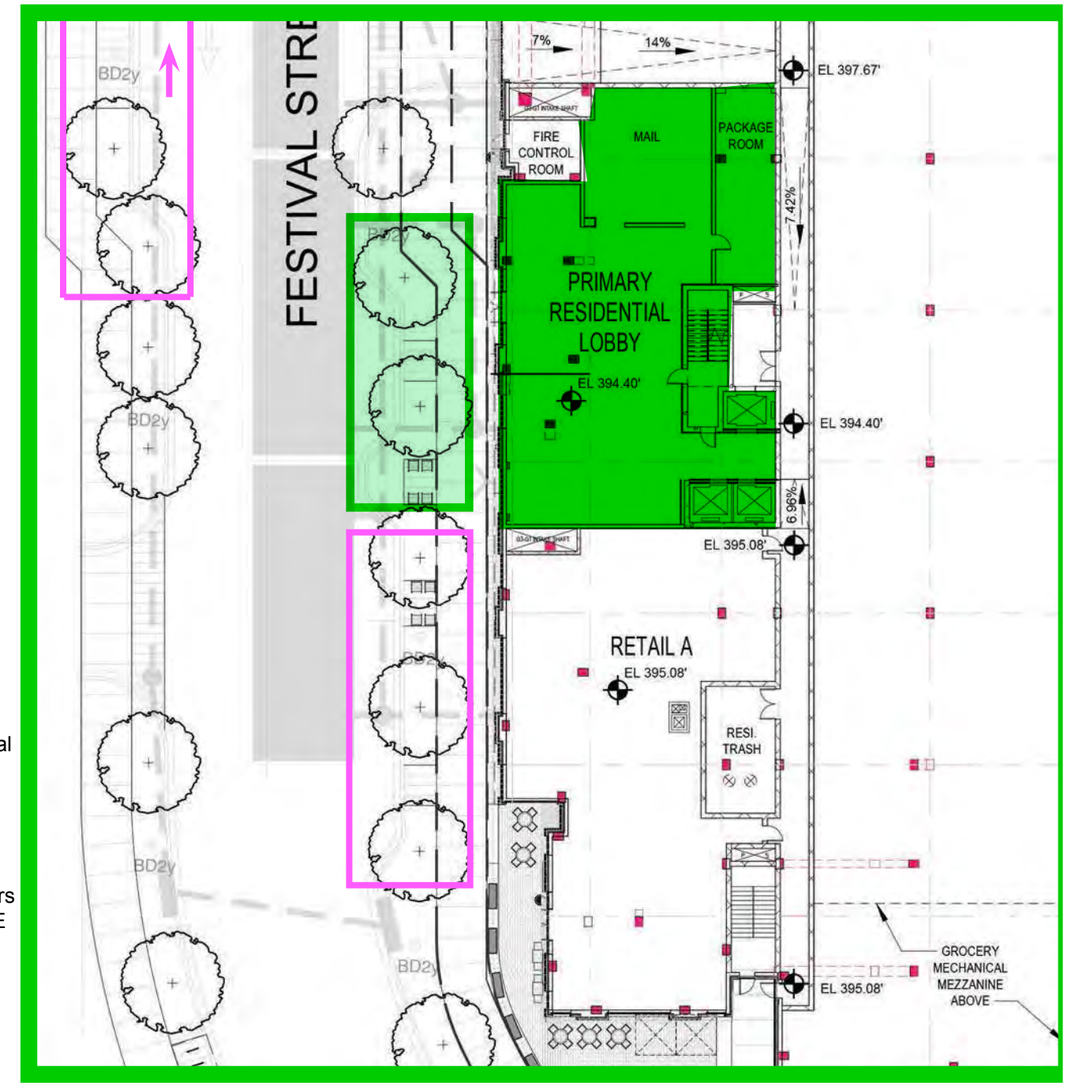
Once on the Ground Level, Daycare Visitors will enter the SECURE Daycare Lobby and show valid credentials in order to access the PRIVATE Daycare Elevator up to the 4th Floor Daycare Use.

GROUND LEVEL KEYPLAN

Residential Access (Lobby / Vertical Transport) from Ground Lvl to above

Residential Potential Short Term Parking / Dropoff Zone

Mixed Use Shared Potential Short Term Parking / Dropoff Zone



Access to Residential

Access Elevator and Potential Short Term Parking / Dropoff Zone)

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PHASE I PROGRAMMATIC ACCESS EXHIBIT

GARAGE LEVEL 1 (G1)

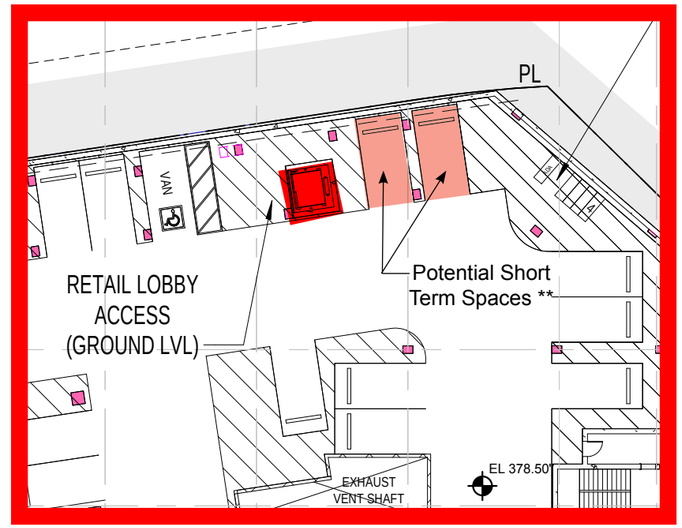
Retail Access (Lobby / Vertical Transport) up to Ground Lvl

Retail Potential Short Term Parking / Dropoff Zone

Grocery Access (Lobby / Vertical Transport) up to Ground Lvl

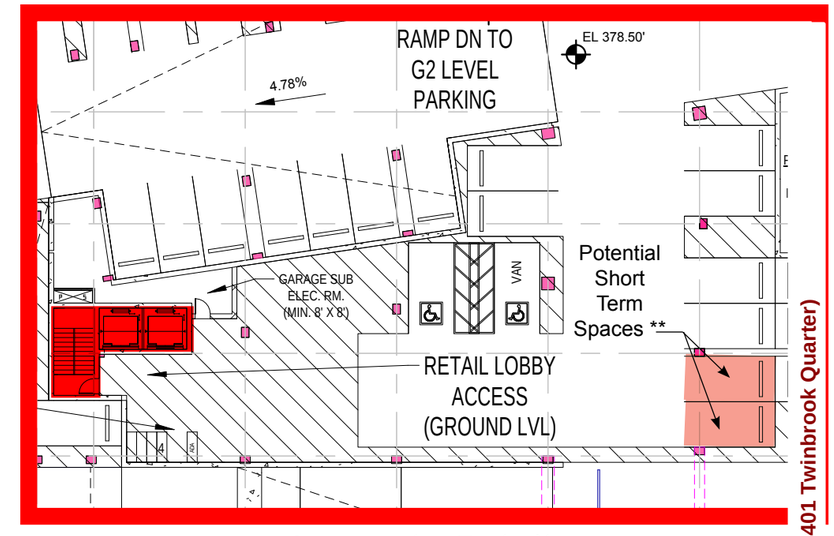
Grocery Potential Short Term Parking / Dropoff Zone

GARAGE LEVEL 1 (G1) KEYPLAN



Access to Retail

Access Elevator and Potential Short Term Parking / Dropoff Zone)



Access to Retail

Access Elevator and Potential Short Term Parking / Dropoff Zone)

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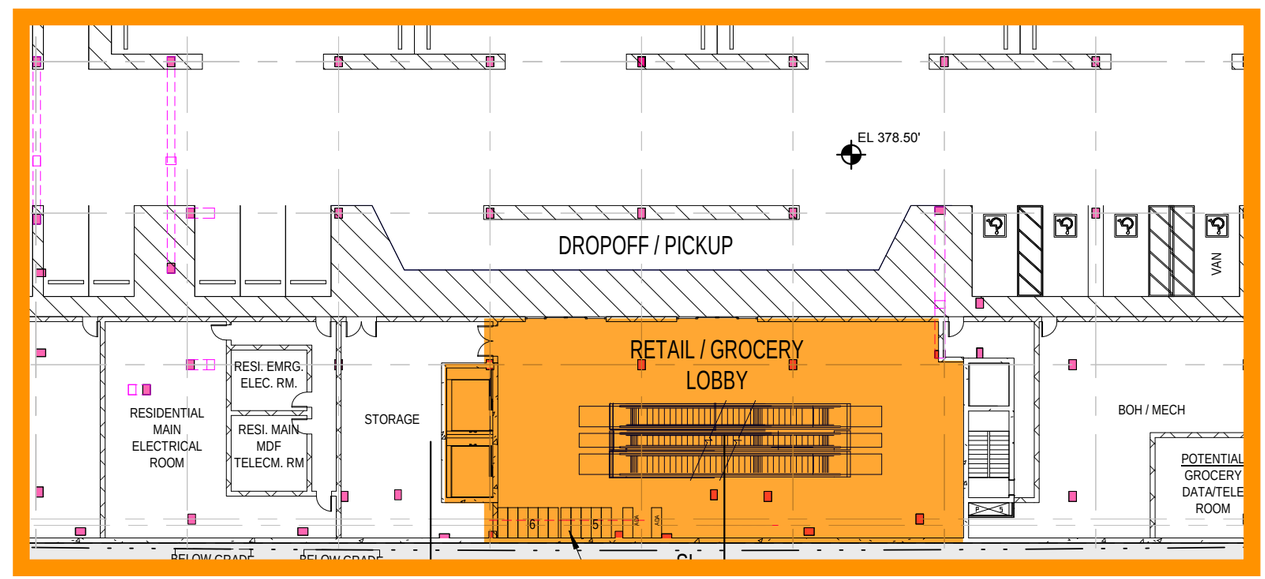

Access to Grocery

Access Elevator and Potential Short Term Parking / Dropoff Zone)

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GARAGE LEVEL 2 (G2)

Retail & **Daycare** * Access (Lobby / Vert. Trans.) up to Grnd. Lvl

Retail & **Daycare** Potential Short Term Parking / Dropoff Zone

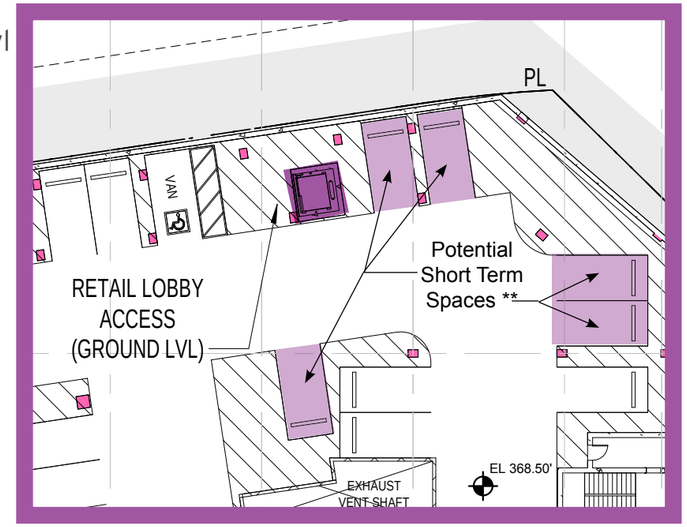
Retail Access (Lobby / Vertical Transport) up to Ground Lvl

Retail Potential Short Term Parking / Dropoff Zone

Grocery Access (Lobby / Vertical Transport) up to Ground Lvl

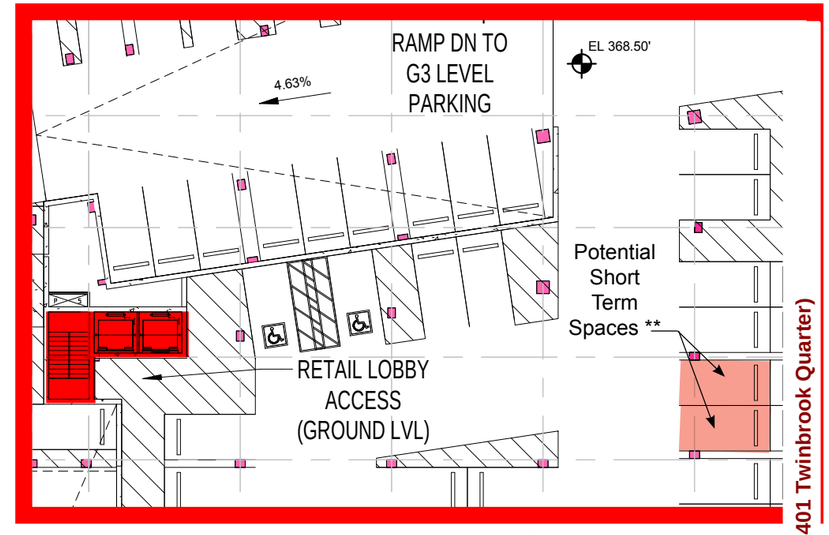
Grocery Potential Short Term Parking / Dropoff Zone

GARAGE LEVEL 2 (G2) KEYPLAN



Access to Retail

Access Elevator and Potential Short Term Parking / Dropoff Zone)



Access to Retail

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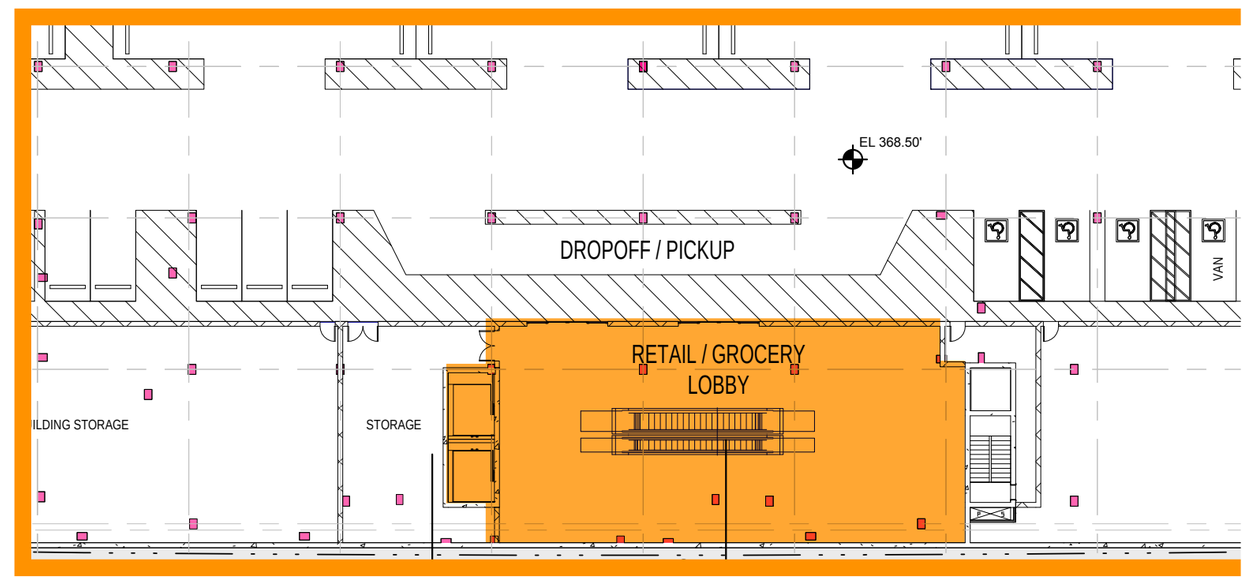

Access to Grocery

Access Elevator and Potential Short Term Parking / Dropoff Zone)

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GARAGE LEVEL 3 (G3)

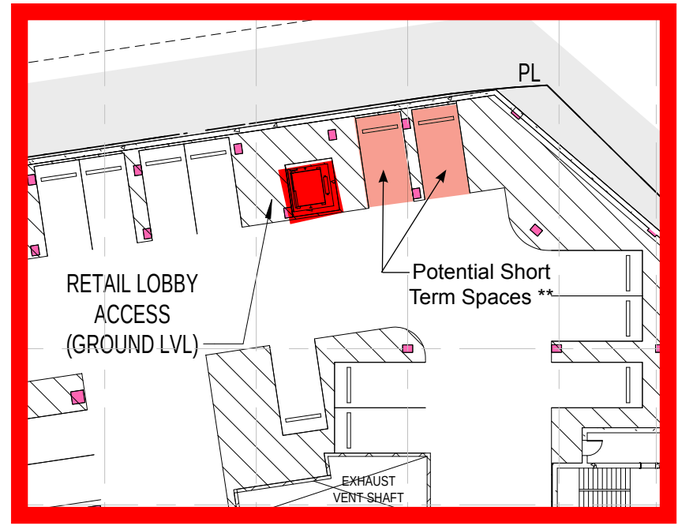
Retail Access (Lobby / Vertical Transport) up to Ground Lvl

Retail Potential Short Term Parking / Dropoff Zone

Office Access (Lobby / Vertical Transport) up to Ground Lvl

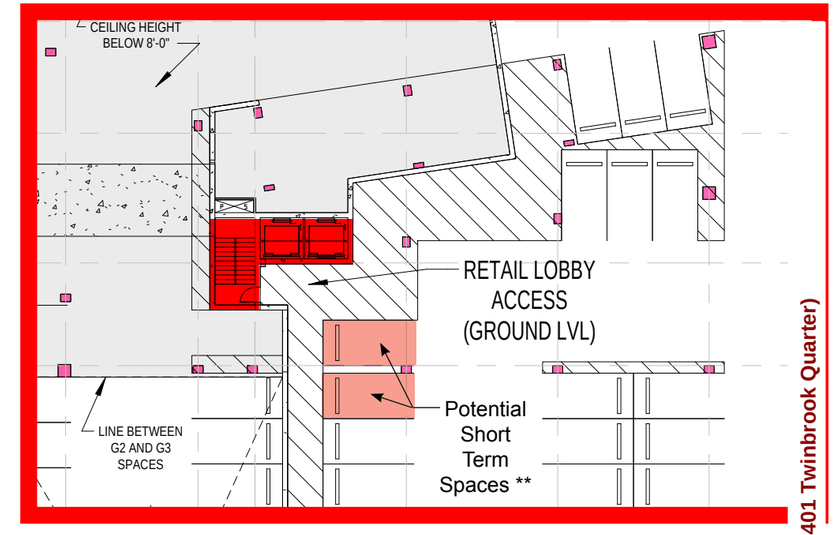
Office Potential Short Term Parking / Dropoff Zone

GARAGE LEVEL 3 (G3) KEYPLAN



Access to Retail

Access Elevator and Potential Short Term Parking / Dropoff Zone)



Access to Retail

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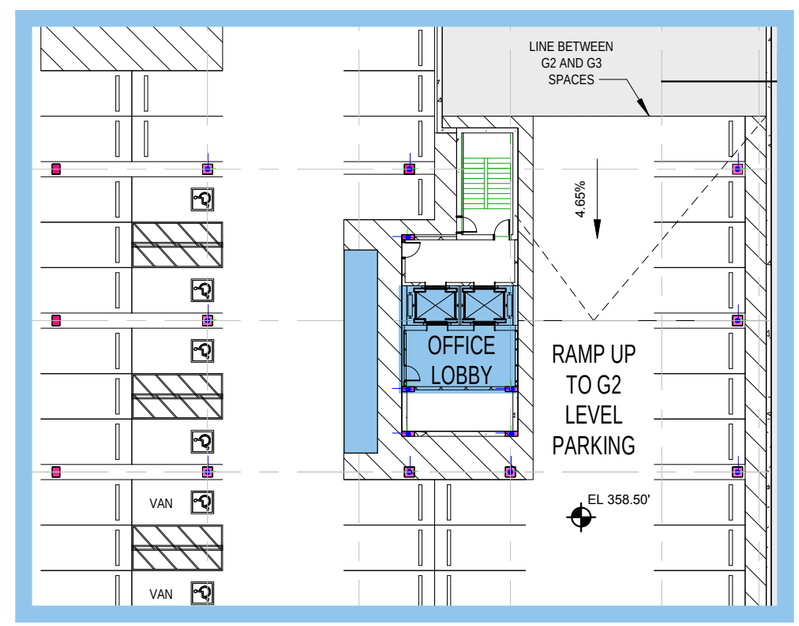

Access to Office

Access Elevator and Potential Short Term Parking / Dropoff Zone)

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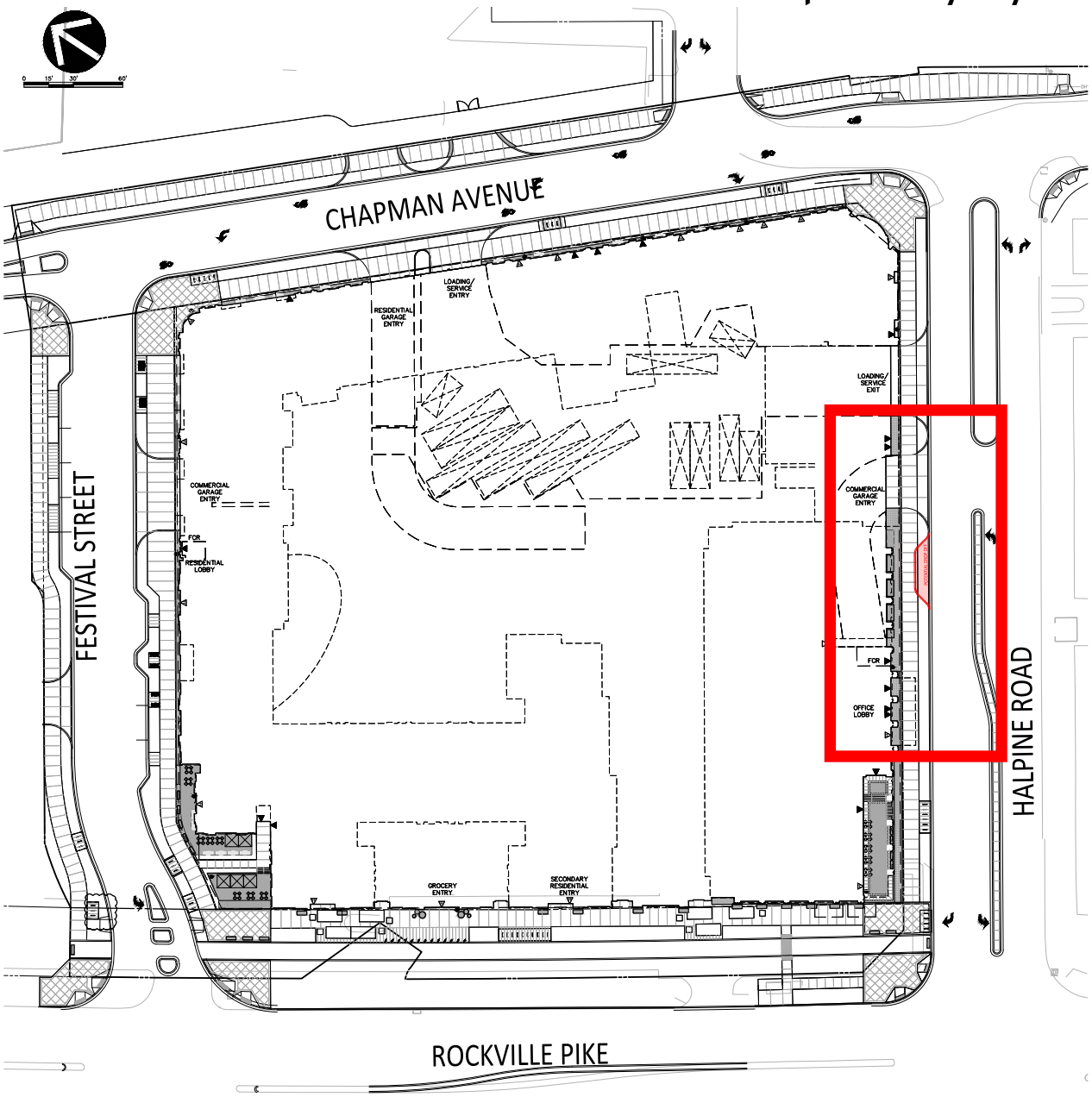
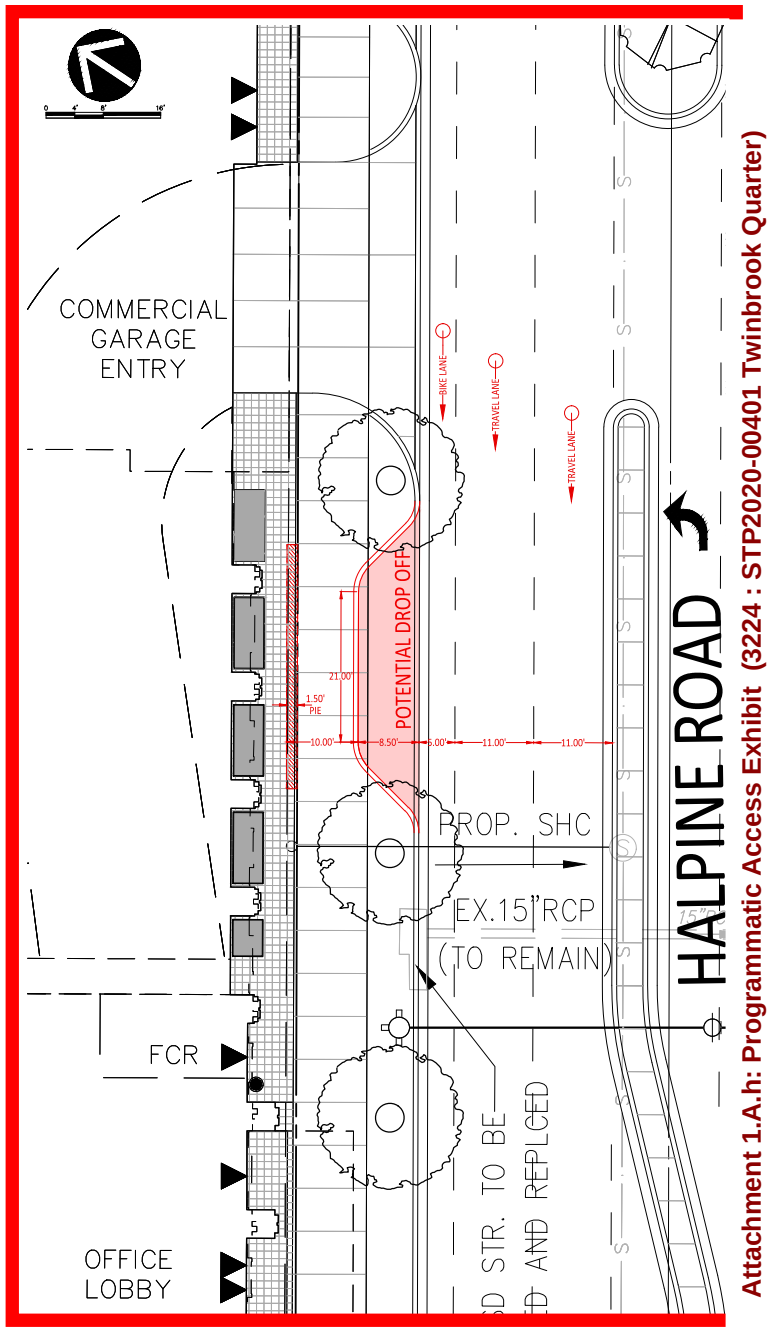
Drop Off / Pick Up Diagram

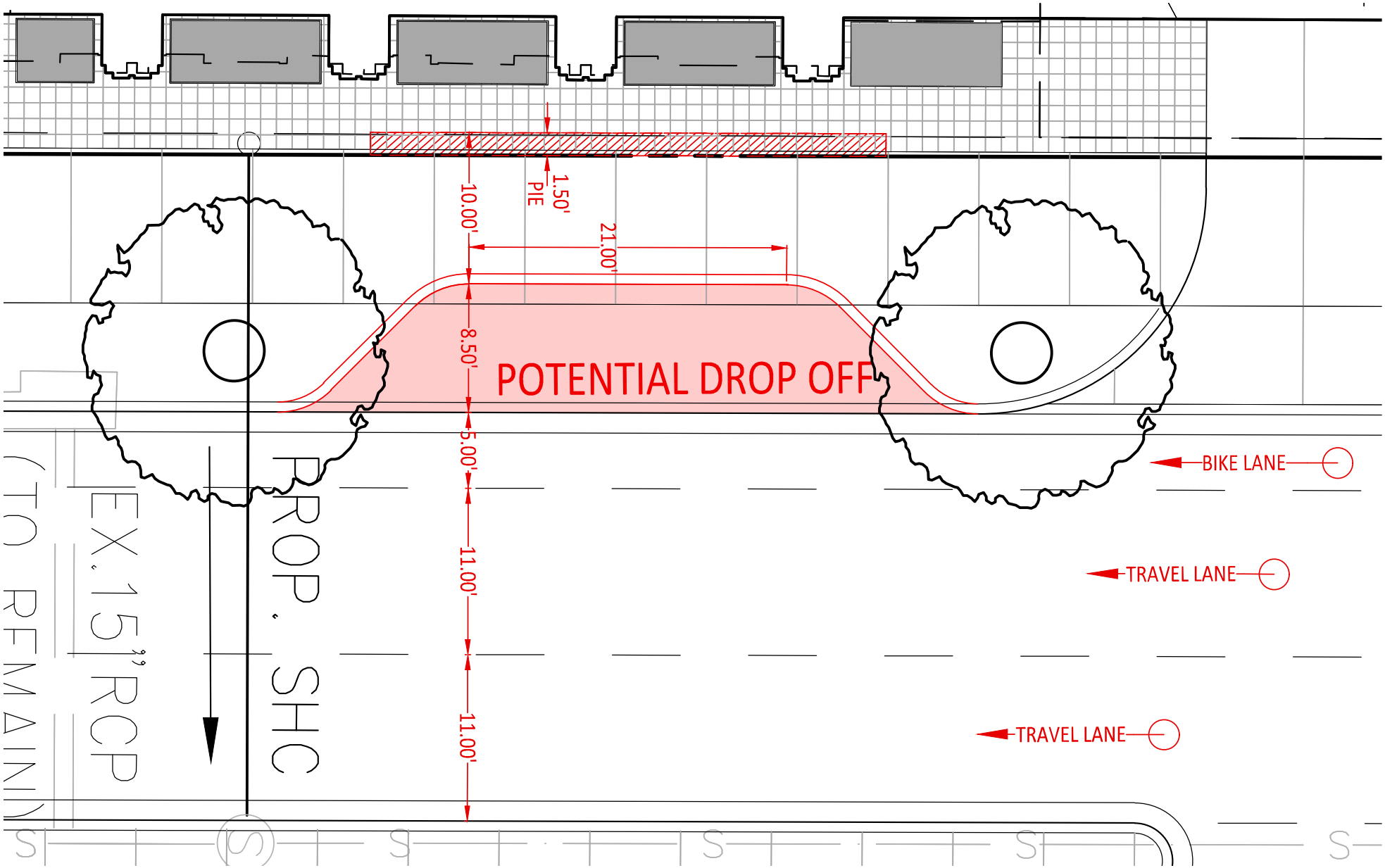
Halpine Lay-By





Attachment 1.A.h: Programmatic Access Exhibit (3224 : STP2020-00401 Twinbrook Quarter)

Drop Off / Pick Up Diagram
Halpine Lay-By



Attachment 1.A.h: Programmatic Access Exhibit (3224 : STP2020-00401 Twinbrook Quarter)

Article 13 Mixed-Use Zones
25.13.06 Additional Design Guidelines

a. ***Purpose****: It is the purpose of this section to establish guidelines that will promote the highest quality of development in the Mixed Use Zones. New development or redevelopment should be consistent with the intent and purpose of the following guidelines.*

b. ***Aesthetic and Visual Characteristics for All Zones***

1. Facades and Exterior Walls Including Sides and Backs – 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 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.

Response: Each façade maintains building walls that are greater than 100 feet in length. These walls include façade breaks and material changes that maintain visual interest. The applicant has utilized two architecture firms to ensure the facades of both the residential and office portions of the building are compatible yet maintain their own distinct identity. The building maintains façade depth variations along each side, as wells as breaks in the façade through the use of balconies, windows and various façade materials that breaks the façade up into smaller sections.

(a) Along any public street frontage building, design should include windows, arcades, awnings or other acceptable features along at least 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. Architectural treatment, similar to that provided to the front facade 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.

Response: Each elevation provides windows evenly distributed across 100% of the façade length. Architectural treatment on the front facade is continued around all four sides of the building.

(b) Buildings should include architectural features that contribute to visual interest at the pedestrian scale and reduce the massive aesthetic effect by breaking up the building wall along those sides fronting on public streets with color, texture change, wall offsets, reveals, or projecting ribs.

Response: The proposed project complies with this guideline. The proposed façade utilizes various façade materials with different textures and appearances. Small variations in the depth of the building are provided around all four sides through

offsets in the footprint. This provides a visual relief at the pedestrian scale.

2. *Roofs – Roof design should provide variations in rooflines where appropriate and add interest to, and reduce the massive scale of, large buildings. Roof features should complement the architectural and visual character of adjoining neighborhoods. Roofs should include two (2) or more roof planes. Parapet walls should be architecturally treated to avoid a plain, monotonous look. For energy saving purposes, roof design should also include a light color surface or be planted with vegetation.*

Response: The roof/parapet design provides variations in the height around each side of the building. The office portion of the building will be the tallest at 176 feet, while the interim office façade will be approximately 3 stories in size. The residential portion of the building will be approximately 132 feet in height. Varying roof heights are provided around the entire perimeter of the building.

3. *Materials and Color*

(a) General Provisions - Buildings should have exterior building materials and colors that are compatible with materials and colors that are used in adjoining neighborhoods. Certain types of colors should be avoided such as fluorescent or metallic, although brighter colors may be considered at the discretion of the Planning Commission.

Response: The building will use a mixture of masonry, precast concrete and glass. The proposed project complies with the materials and colors guideline. The materials and colors of the building are consistent with those used throughout Rockville and does not included any fluorescent or metallic colors.

(b) Materials Not Desired - Construction materials such as tilt-up concrete, smooth-faced concrete block, prefabricated steel panels, and other similar materials should be avoided unless the exterior surface is covered.

Response: The proposed project complies with the material restrictions.

4. *Items Allowed Not Facing a Public Street - The following items are only allowed either on sides not facing a public street or in the rear yard:*

(a) Window and wall air conditioners;
(b) Electric utility meters;
(c) Air conditioning compressors; and
(d) Irrigation and pool pumps;

This provision does not apply to single-unit detached, semi-detached, attached or townhouse dwellings that may be located in a Mixed-Use Zone.

Response: The proposed project complies with the guideline and the Project does not include any of the aforementioned items facing a public street.

5. *Entryways – Building design must include design elements which clearly indicate to customers where the entrances are located and which add aesthetically pleasing character to buildings by providing highly visible customer entrances.*

   Response: The proposed project complies by providing an architectural canopy over the office entryway, as well as distinctly defined entryways for the residential and grocery store uses.

6. *Screening of Mechanical Equipment – Mechanical equipment must be screened to mitigate noise and views in all directions. If roof-mounted, the screen must be designed to conform architecturally to the design of the building either with varying roof planes or with parapet walls. A wood fence or similar treatment is not acceptable.*

   Response: The proposed project complies with screening standards for mechanical equipment. Equipment located on the roof will be fully concealed by the parapet wall.

c. Site Design and Relationship to Surrounding Community

1. *Vehicular Access – In the MXTD, MXCD, and MXE zones, each site must provide safety and protection to adjacent residential uses by having motor vehicle access only from an arterial, major, or business district road as designated in the Plan*.

   Response: The proposed project provides access to the site from Festival Street, Chapman, Rockville Pike and Halpine.

2. *Buffers – Each site must provide visual and noise buffers to nearby residential uses. This can be accomplished by providing a substantial building setback from a residential use or residentially zoned property that is adjacent to the site. A landscape buffer of substantial width should be provided adjacent to any property line where it adjoins residential uses or zones. The landscape buffer should include a variety of tree types at regular intervals with groupings of trees to provide noise, light, and visual screening. No other uses, such as, but not limited to, parking or storage, are permitted within the buffer area.*

   Response: The building is located on the west side of a new street, Chapman Avenue. As the project builds out there will be a residential building located on the east side of Chapman and the railroad tracks, which are both west of the Twinbrook Neighborhood. During the Project Plan approval process, consideration was given to the heights of all buildings to ensure impacts on the neighborhood were limited.

3. *Outdoor Sales and Storage*

(a) *General Standards - Areas for outdoor sales of products may be permitted if they are extensions of the sales floor into which patrons are allowed free access. Such areas must be incorporated into the overall design of the building and landscaping and must be permanently defined and screened with walls and/or fences. Materials, colors, and design of screening walls and/or fences shall conform to those used as predominant materials and colors on the building. If such areas are to be covered, then the covering shall be similar in materials and colors to those that are predominantly used on the building facade. Outdoor sales areas shall be considered as part of the gross floor area of the retail establishment, except for motor vehicle and trailer sales.*

Response: No outdoor storage or sales is proposed as part of this application.

(b) *Prohibition of Certain Sales and Storage - Outdoor storage of products in an area where customers are not permitted is prohibited. This prohibition includes outdoor storage sheds and containers. Outdoor storage of motor vehicles in connection with a motor vehicle sales business is allowed.*

Response: The proposed project complies with this guideline in that the project does not have any outdoor sales or storage.

4. *Trash Recycling, Waste Oil/Grease Collection Area*

(a) *Location - Trash, recycling, and waste oil/grease collection areas must be located at least 50 feet from any residential use, residentially zoned property, or street that is adjacent to the site, unless such operations are located entirely within an enclosed building or underground. All such areas must be properly covered or secured.*

Response: Trash and recycling will be provided within the interior of the building in the loading/unloading zone, accessible from Halpine.

(b) *Screening - All trash recycling, and waste oil/grease collection areas that are not within an enclosed building or underground must be properly secured and covered and screened or recessed so that they are not visible from public streets, public sidewalks, internal pedestrian walkways, or adjacent residential properties. Screening and landscaping of these areas must conform to the predominant materials used on the site.*

Response: Trash and recycling will be provided within the interior of the building.

5. Parking Lots and Structures

(a) Parking Area Standards - Parking areas must provide safe, convenient, and efficient access. They should be distributed around large buildings in order to shorten the distance to other buildings and public sidewalks, and to reduce the overall scale of the paved surface. Landscaping should be used to define parking areas, primary vehicular drives, and pedestrian areas in an aesthetically and environmentally pleasing manner.

Response: The proposed project complies with parking area standards. Access to the project's parking garage is provided for on multiple sides of the property and provides close proximity to the main entrance points to each use on the site.

(b) Parking Structure Appearance - Parking structure facades should achieve the same high quality design and appearance as the buildings they serve. The parking structures utilitarian appearance should be minimized by utilizing effective design treatments such as colonnades, planted ("green") walls, arcades, awnings, street furniture and other public amenities. Compatible materials, coordinated landscaping and screening, appropriate building color, sensitive lighting, and signage should all be considered for garage facades.

Response: The proposed project complies with the parking structure appearance standards, as parking is integrated into the overall building design. The parking structure is wrapped with residential, office and retail uses in a manner that minimizes the structure's exposure.

6. Pedestrian and Bicycle Flows – Each site must provide for pedestrian accessibility, safety, and convenience to reduce traffic impacts and enable the development of the project. Continuous internal pedestrian walkways, no less than six feet (6') in width should be provided from the public sidewalk or right-of-way to the principal customer entrance of all principal buildings on the site. Sidewalks should also connect retail uses to transit stops on or off-site and to nearby residential neighborhoods. Sidewalks should be provided along the full length of any building where it adjoins a parking lot. On-site bicycle travel must be provided in accordance with Section 25.16.06.

Response: Pedestrian and bike access will be provided by: (a) the proposed buffered dual 10-foot wide bikeway and 20-foot wide landscaped buffered sidewalk along the entire Rockville pike frontage, (b) buffered 10-foot wide sidewalks along Halpine, Chapman, and Festival street, (c) on-road bike lanes along Halpine Road, (d) 14-foot wide shared travel lanes along Chapman and Festival that includes "sharrow" bike accommodation, and (e) all necessary and required, but not limited to street trees, streetlights, and traffic signals push buttons.

7. Central Features and Community Spaces – Development should provide attractive and inviting pedestrian scale features, spaces, and amenities. Entrances and parking lot locations shall be functional and inviting with walkways conveniently tied to logical destinations. Bus stops should be considered integral parts of the configuration whether they are located on-site or along the street. Customer drop-off/pick-up points that may be provided should also be integrated into the design and should not conflict with traffic lanes or pedestrian paths. Special design features such as towers, arcades, porticos, light fixtures, planter walls, seating areas, and other architectural features that define circulation paths and outdoor spaces should anchor pedestrian ways. Examples are outdoor plazas, patios, courtyards, and window shopping areas. Each development should have at least two (2) of these areas.

Response: The proposed site plan is the first phase in the implementation of a larger overall concept. At full build out, the proposal will maintain several community gathering spaces such as the linear park and the central green. The phase in question provides drop off points for the various uses in the interior garage and through the on-street parking provided on Festival Street. The applicant also worked with City Staff to ensure that a drop off location was provided on Halpine next to the office use. This was achieved by removing some of the landscaped area to accommodate a waiting/temporary parking location. The proposal also provides a courtyard on the mezzanine level and prominent window features for the ground level storefronts.

8. Delivery and Loading Spaces, Hours of Operation

(a) Design - Delivery and loading operations must be designed in accordance with the provisions of Article 16 and located so as to mitigate visual and noise impacts to adjoining residential neighborhoods. If there is a residential use or residentially zoned property adjacent to the site, such operations must not be permitted between 10 p.m. and 7 a.m. For good cause shown, the Planning Commission may permit deliveries at additional times provided the applicant submits evidence that sound barriers between all areas for such operations effectively reduce emissions to a level of 55 dB or less, as measured at the lot line of any adjoining property. Delivery and loading areas should be substantially set back from a residential use or residentially zoned property that is adjacent to the site. A landscape buffer of substantial width should be provided adjacent to the delivery and loading area where it adjoins residential uses or zones. The landscape buffer should include evergreen shrubs and/or trees plus deciduous canopy trees at regular intervals, as appropriate, to provide light, and visual screening. If the delivery and loading spaces are located within an enclosed building or underground, no such setback and buffer area shall be required.

Response: The proposed project complies with loading guidelines, as the loading and unloading zone has been integrated into the overall design of the building.

(b) Parking of Delivery Trucks - Delivery trucks must not be parked in close proximity to or within a designated delivery or loading area during nondelivery hours with motor and/or refrigerators/generators running, unless the area where the trucks are parked

is set back at least 50 feet from residential property to mitigate the truck noise.

Response: The proposed project complies with loading guidelines. A loading zone is proposed on the interior of the building with several loading docks and staging areas for vehicles.

(c) Screening - The delivery and loading areas should be screened or enclosed so that they are not visible from public streets, public sidewalks, internal pedestrian walkways, or adjacent properties. The screen must be of masonry or other suitable opaque material and at least ten feet (10') high, measured from the loading dock floor elevation, to screen the noise and activity at the loading dock.

Response: The proposed project complies with loading guidelines. The loading zone is in the center of the building and is not visible from the public street.

9. *Ancillary Uses – The applicant must demonstrate that any ancillary uses will not have negative impacts on adjacent residential uses, residentially zoned properties, or adjacent properties. Any ancillary use should be oriented to face away from any residential use or residentially zoned property that is adjacent to the site.*

   Response: As a mixed-use building, the applicant has designed the site to ensure that all uses interact with one another in a manner that adds value to the site. Residential parking areas have been separated from the commercial parking areas within the structure as well.

10. *Noise Abatement – A noise mitigation plan must be provided that indicates how the noise initiated by the land use will be mitigated to comply with noise regulations applicable in the City of Rockville. This includes compliance with the noise regulations set forth in Chapter 31B of the Montgomery County Code.*

    Response: The proposed project will produce little noise and complies with noise abatement guidelines.

11. *Outdoor Lighting – Outdoor lighting shall be in conformance with the Landscaping, Screening and Lighting manual.*

    Response: The proposed project complies with the requirements of the manual and street lights will be finalized at detailed engineering.

12. *Landscaping – Landscaping shall be in conformance with the Landscaping Screening and Lighting manual.*

    Response: The proposed project complies with the manual.

Regulations specific to the MXTD Zone

Mixed-Use Business Zone (MXTD). The MXTD Zone is intended to foster the implementation of the relevant Master Plan recommendations for areas in close proximity to the Metro rail stations.

1. *Building location. In order to meet the intent of the Master Plan, buildings in the MXTD Zone should be located at the front property line(s), including corner lots, or the build-to line where established by the Plan. Access to the rear, if required, should be via alleys. If access is required from the front, the driveway entry should be a portal penetrating the façade of the building. The continuity of the building façade must be maintained above the drive entry.*

   Response: The building maintains a strong presence with limited setbacks along all abutting road frontages. The building design remains consistent above points of entry into the parking garage.

2. *Uses by floor. The ground floor must contain retail or public-related service uses along those streets designated in the Master Plan as major pedestrian spines. Ground floor retail is the preferred use along other streets, but is not required. The ground floor should normally have a ceiling height of at least 15 feet. At the time of site plan review or Project Plan review, the Approving Authority may consider a lower ceiling height if appropriate in the particular circumstance. The upper floors may be additional retail, office, residential, or a combination of uses. If the building contains only residential units, the ground floor may consist of residential units, but should be designed to facilitate conversion to retail or other commercial uses.*

   Response: The applicant has provided ground floor restaurant and retail around the perimeter of the building. The first floor is designed with ceilings that are over fifteen feet in height.

3. *Facade. The façade design must be consistent with the standards set forth in subsection 25.13.05.b.2(a). Where the façade height exceeds 35 feet, the façade should include an expression line above the first floor level and a defined cornice line at the top of the façade wall.*

   Response: Expression lines are utilized at the first floor level and a defined cornice line is provided.

4. *Fenestration. Generally, fenestration of the stories above the ground floor should be by individual framed windows. Continuous strip windows may be allowed by the Planning Commission if they are used to maintain compatibility with existing contiguous projects.*

   Response: Individually framed windows maintain a prominent presence in the design of the building.

5. *Sidewalks. Where sidewalks must be built new or rebuilt as part of redevelopment, they should comply with the provisions of section 25.17.05.*

   Response: Sidewalks have been provided in compliance and exceeding the width requirements of the Ordinance.

6. *Parking. On-site parking must be provided in accordance with the requirements of Article 16. Parking must be located to the side or in the rear of the buildings unless ground floor retail is provided, in which case limited parking may be allowed in the front to serve the retail uses. Structured parking, either above or below grade, is preferred. Any parking structure facades visible from the street or a transitway must be treated in a similar manner as the primary building facades. All parking must be screened to prevent vehicle headlights from shining into adjoining residential properties.*

   Response: The proposed parking meets the requirements of the Ordinance and is consistent with the Resolution of Approval. The parking garage is integrated into the design of the building.

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July 17, 2020

Mr. Carlos Heard
1592 Rockville Pike, L.L.C.
7501 Wisconsin Avenue, Suite 1500
Bethesda, Maryland 20814

SUBJECT: 1500 - 1616 Rockville Pike – Twinbrook Quarter, Phase 1 – Water and Sewer Memo; STP2020-00401, WSA2018-00010

Dear Mr. Heard:

This letter confirms the requirements of the conditional Water and Sewer Authorization (WSA) issued on February 4, 2019, to utilize City of Rockville (City) water and sewer for the above referenced project, as they relate to Phase 1 of the proposed Site Plan. The water and sewer capacity reserved by WSA2018-00010 and Project Plan approval (Resolution No. 7A-19) shall be deducted by the capacity allocated for the uses implemented in Phase 1.

EXISTING CONDITIONS

The development project consists of multiple lots from 1500 to 1616 Rockville Pike, and the Phase 1 site is located at 1588 - 1616 Rockville Pike, Part of Lot 24 and Lot 25, Block A of The Pike subdivision within the Rock Creek sewershed. The Site is currently a mix of retail and restaurants in multiple lots that front Rockville Pike. The proposed Phase 1 development includes up to 92,000 square feet (sf) of grocery, 12,000 sf of restaurant, 17,000 sf of retail, 460 multi-family dwelling units, a daycare center* for up to 135 children, 237,000 sf of office as well as roads, sidewalks, and associated infrastructure. Water is currently provided to the Site through an existing 12-inch water main on Rockville Pike and 12-inch water main on Chapman Avenue. Wastewater from the Site is currently collected by an existing eight-inch sanitary sewer main on Rockville Pike and a 10-inch sanitary sewer main on Halpine Road.

DEVELOPMENT APPLICATION

According to your WSA and Site Plan application, the development consists of the following uses:

- Total Existing Use:
  - Retail – 214,477 square feet (sf).
  - Restaurant – 567 seats.

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- Proposed Phase 1 Use:
  - Apartments – 460 units.
  - Office – 237,000 sf.
  - Retail – 17,000 sf.
  - Restaurant – 280 seats (12,000 sf).
  - Grocery – 92,000 sf.
  - Daycare Center* – 135 capita (12,102 sf).

The remaining capacity reserved for future phases per the Project Plan and approved Water and Sewer Authorization are as follows:

- Remaining Overall Capacity Subsequent to Phase 1 Implementation:
  - Apartments – 1,405 units.
  - Office – 194,440 sf.
  - Retail – 291,626 sf.
  - Restaurant – 1,405 seats (60,320 sf).
  - Entertainment Venue – 226 seats.
  - Fitness (Pool w/Hot Shower) – 7,000 members.

Per your Phase 1 site plan, water and sewer service connections from the existing infrastructure are proposed as follows:

- **Water** – The project proposes a network of public water mains through the proposed public Right-of-way (ROW) and in easements within the development. The proposed water mains connect to the existing City water mains in Chapman Avenue at Halpine Road and in Rockville Pike at Festival Street.
- **Sewer** – The project proposes a network of public sanitary sewer mains through the proposed public ROW and in easements within the development. The proposed sanitary sewer mains connect to the existing City sewer mains in Rockville Pike at Congressional Lane and Halpine Road at Chapman Avenue.

FINDINGS

Adequate Public Facilities

The City's findings for Adequate Public Facilities and Service and System Integrity comply with the February 4, 2019, Water and Sewer Authorization approval.

The proposed Phase 1 water system was evaluated through the Twinbrook Quarter Development Water Modeling Evaluation and Analysis and subsequent addendum by Hazen and Sawyer. The analyses concluded the proposed water mains meet minimum system pressure and available fire flow requirements and recommended 12-inch water mains along Chapman Avenue, Congressional Lane, and Festival Street. The proposed water mains meet water age requirements; however, water mains and service connections should be configured to minimize pipe beyond terminal service connections and eliminate dead ends.

The proposed Phase 1 sewer system was hydraulically modeled and evaluated by the City. The analyses concluded adequate sewerage transmission capacity can be provided for the proposed development and, once improvements are implemented per the conditions of this letter, the mitigation requirements for Sewer Capacity Deficiencies A and B can be satisfied.

* Phase 1 Site Plan preserves the right to retain the option of both residential and daycare uses. The maximum number of allowable Phase 1 residential dwelling units shall be reduced to 450 units and the maximum gross area of allowable retail shall be reduced to 14,000 square feet when fully implementing the daycare option.

Attachment 1.A.j: Water and Sewer Authorization Memo (3224 : STP2020-00401 Twinbrook Quarter)

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CONDITIONS OF APPROVAL – PHASE 1

Refer to the WSA approval for conditions of approval applicable to the Project Plan including the Phase 1 Site Plan. Previously stated and supplementary conditions specific to Phase 1 implementation are listed below. The following list of conditions must be addressed for DPW to authorize building connections to the City's water and sewer systems and/or issue City permits. The Site Plan, Detailed Engineering Plan, and Building Plan approval and permitting processes must incorporate the construction of any required mitigation.

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

Water Mains

The public water mains proposed in Chapman Avenue and Festival Street shall be 12-inches in diameter. Public water mains must comply with Chapter 24 of the City Code (Code) and shall meet all requirements specified in the City's Water and Sewer Notes and the latest edition of Washington Suburban Sanitary Commission (WSSC) Standards and Specifications Section 02510 – Water Distribution System. Dead-end mains beyond a service connection are not permitted.

Fire Hydrants

The Applicant must construct a minimum of six public fire hydrants located at an overall spacing of 250-feet on the proposed 12-inch mains in Chapman Avenue and Festival Street and the existing 12-inch mains in Rockville Pike and Halpine Road to meet City's design standards for hydrant spacing and fire flow requirements. All public fire hydrants shall be located within the public ROW or in an easement dedicated to the City and shall not be located on dead end mains beyond service connections. Exact locations and number of fire hydrants will be determined at the final engineering phase and permitted through a Public Works Permit (PWK) permit.

Water Meters

Water meters shall comply with Chapter 24 of the Code. 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. Additional water service connections and meters may be permitted for the proposed mixed-use structure.

The water meters for the proposed Phase 1 building shall be located inside the building in a utility room adjacent to the Chapman Avenue ROW within an easement to the City, as approved by the Director of Public Works. Applicant shall comply with the conditions of the Inside Water Meter Request letter dated May 5, 2020. 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. The water meter easement must be provided at no cost to the City and approved by the City Attorney. The easement must be recorded in the Montgomery County Land Records prior to DPW issuing PWK permits.

Attachment 1.A.j: Water and Sewer Authorization Memo (3224 : STP2020-00401 Twinbrook Quarter)

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Water Service Connections
All water service connections for the development, including existing connections that may need to be relocated as part of the Phase 1 development, shall connect to water mains in Halpine Road, Chapman Avenue and Festival Street to minimize impact to the existing water mains in Rockville Pike. Separate water service connections to Rockville mains are required for each separate lot, including existing lots to remain, and for any future ownership lot. 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 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 Sewer system are dependent on the following:

Transmission
As noted in the WSA Approval, DPW has determined that portions of the City's existing sewer system do not have adequate capacity to serve your proposed development. Therefore, the authorization to connect to and utilize the City sewer system in Phase 1 is dependent on mitigating the following deficiencies:

Phase 1

- Sewer Capacity Deficiency A – Manhole R1087F4 at Congressional Lane and Rockville Pike to Manhole R1079F4 at Halpine Road and Rockville Pike.
- Sewer Capacity Deficiency B – Manhole R6350F4 at WSSC connection to City at Higgins Place and Ardennes Avenue to Manhole R1058E4 downstream of Halpine Road and Alsace Lane.
- Additionally, the authorization to connect to and utilize the City sewer system is dependent on mitigating WSSC Deficiency B in Phase 1 – WSSC Manhole 1 to R6350F4 and WSSC Manhole 12 to R6350F4.

Future Phases

- Sewer Capacity Deficiency C – Manhole R1077F4 at the west side of the Twinbrook Metro Station to Manhole R1071F4 on the east side of the Twinbrook Metro Station. Applicant shall comply with the executed Development Rights and Responsibilities Agreement, dated August 29, 2019, and must execute the subsequent Sewer Implementation Agreement for the Twinbrook Quarter Sewer Project (Sewer Capacity Deficiency C) between the City and Applicant, prior to Planning Commission approval of the Phase 1 Site Plan.

The specific requirements for timing of the design and construction of the mitigation necessary to implement Phase 1 are detailed below. Generally, the Applicant will be required to obtain approvals, permits, post bonds and acquire the necessary easements at the final engineering phase, prior to DPW's building permit sign-off. The mitigating measures must then be constructed, accepted by DPW, and placed into service prior to occupancy permit.

Attachment 1.A.j: Water and Sewer Authorization Memo (3224 : STP2020-00401 Twinbrook Quarter)

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Due to extenuating circumstances and to allow for the Applicant to acquire the necessary easements, the mitigation of Sewer Capacity Deficiency B will be exempt from obtaining Public Works permits prior to building permit issuance. Rather, mitigation of Sewer Capacity Deficiency B must be designed with any necessary easements identified, reviewed by DPW, and conceptually approved prior to Phase 1 building permit sign-off. The plans for Sewer Capacity Deficiency B will not be approved, permits will not be issued, and bonds will not be required until such time that the necessary easements are acquired and recorded in the Land Records. After Site Plan approval, the Applicant will be required to provide monthly updates to DPW documenting the progress on the acquisition of the easements to ensure that the project can be constructed prior to building construction completion. The mitigation of Sewer Capacity Deficiency B must be constructed, accepted by DPW and placed into service, prior to DPW allowing a connection to and utilization of the existing sewer system. The Developer must also mitigate WSSC Deficiency B per the requirements of the Commission and in coordination with the Rockville DPW as it relates to Sewer Capacity Deficiency B.

The City recognizes that there are different methods and alignments that could be employed to mitigate the deficiencies. The City will assist the Developer to identify system improvements that mitigate each deficiency. The proposed improvements must be hydraulically modeled and evaluated by the City to ensure the deficiency is mitigated. However, it will be the responsibility of the Developer to identify and design specific upgrade measures that comply with all City Code and permitting requirements, to ensure adequate sewerage transmission capacity is provided for the proposed development. Proposed mitigation must identify locations, required upgrades, pipe sizes, pipe slopes and limits of the impacts.

Sewer Mains

The public sewer mains proposed in the existing and proposed ROW of Chapman Avenue and Congressional Lane shall be sized and constructed to comply with Chapter 24 of the Rockville Code and shall meet all requirements specified in the City's Standard Water and Sewer Notes and the latest edition of WSSC Standards and Specifications Section 02530 – Sanitary Sewage System. The sewer main extension shall terminate at an existing manhole in Rockville Pike adjacent to the property at Congressional Lane. The existing 10-inch sewer main that currently flows east-west across Rockville Pike from said manhole shall be abandoned. All existing flow entering said existing manhole shall be rerouted through the development's new sewer mains and discharge into the existing sewer system at Chapman Avenue and Halpine Road. If the sanitary sewer extension is not initially located within dedicated ROW, the extension shall be constructed within an easement of sufficient width as deemed by DPW. The location and details of the proposed infrastructure will be reviewed, approved and permitted by DPW at the final engineering phase.

Sewer Cleanouts

Sewer cleanouts shall comply with Chapter 24 of the Code. 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 Phase 1 of the development shall connect to new sewer mains in Chapman Avenue, as the existing eight-inch sewer in Rockville Pike does not have adequate capacity for the proposed development. Separate sewer service connections to the City mains are required for each separate lot, including any future ownership lot. Multiple sewer service connections may be permitted provided that the number of proposed manholes is minimized within the right-of-way. The size and location of the connections to the proposed sewer mains must be approved and permitted by DPW and ISD at the final engineering phase. Sewer service connections (from the ROW to the buildings) shall be privately maintained in all areas that are not within public ROW or an easement to the City.

Attachment 1.A.j: Water and Sewer Authorization Memo (3224 : STP2020-00401 Twinbrook Quarter)

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

- **Final Engineering and Permitting** – The Applicant must submit associated applications, plan review and permitting fees, and construction documents to DPW for review, approval, and permitting at the final engineering stage. The Applicant must obtain permits from DPW and ISD, and any other agencies having authority.
- **General Conditions** – The DPW permits must be issued prior to ISD issuing building permits (except for Sewer Capacity Deficiency B mitigation). Additionally, the permitted work must be constructed, accepted by DPW, and placed into service prior to ISD issuing an occupancy permit for the building.

The PWK covers the public water and sewer extension and water and sewer service connections from the water and sewer main to the ROW. The ISD Plumbing Permit covers the water and sewer service connections from the ROW to the building, including the water meter and appurtenances. The Applicant must confirm that the size of proposed water and sewer connections are acceptable to the ISD.

Existing Connections
All work associated with providing water and sewer service to existing buildings on the site that are to remain, including the relocation of existing service connections, water meters, and cleanouts must be reviewed, approved, and permitted by ISD and DPW. Connections around the perimeter of Phase 1 that are to be abandoned, shall be abandoned at the main, and the corporation stop and tee removed as necessary.

Easement Conditions
The Applicant will be required to provide water meter easements for all water meters and vaults serving each lot. Easements must be provided to the City for the proposed public water and sewer mains in areas not dedicated as ROW, including the off-site public improvements. The easements must be of sufficient width as determined by DPW. The easements must be provided at no cost to the City and approved by the City Attorney. The easements must be recorded in the Montgomery County Land Records prior to DPW issuing PWK permits.

Capital Contribution
The Applicant will be required to pay a water and sewer Capital Contribution charge per the City Code. The charge, which is based on the domestic water meter size, must be paid to ISD in accordance with the fee schedule in effect at the time of building permit issuance and prior to ISD's issuance of the building permits. Credit to offset Capital Contribution charges may be allowed if eligible in accordance with Chapter 24 of the Rockville Code. Sewer credit shall only be applied to the development's sewer Capital Contribution charges for off-site improvements constructed per the APFO required mitigation. Therefore, the mitigation of Sewer Capacity Deficiency B is eligible for credit, but the mitigation of Sewer Capacity Deficiency A is not eligible to receive credit. Credit shall be applied to the development's water and sewer Capital Contribution charges for existing water meters to be returned.

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

Attachment 1.A.j: Water and Sewer Authorization Memo (3224 : STP2020-00401 Twinbrook Quarter)

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

Sincerely,

John Scabis, P.E.
Acting Chief of Engineering

JKS/SKM/kmc

Attachments: Site Plan Exhibit – Twinbrook Quarter, Phase 1, dated June 29, 2020
Approval for Inside Water Meter Request – Twinbrook Quarter, Phase 1, dated May 5, 2020
Water and Sewer Authorization – Twinbrook Quarter, dated February 4, 2019

cc: Jim Woods, Engineering Supervisor
John Hollida, Acting Engineering Supervisor
Jim Lapping, Principal Civil Engineer
John Foreman, Development Services Manager
Brian Wilson, Principal Planner
Rabbiah Sabbakhan, Chief of Inspection Services
Carl Young, Fire Marshall
Matthew Gordon, Selzer Gurvitch Rabin Wertheimer & Polott, P.C.
Jagdish Mandavia, VIKA
Rufus Leeth, WSSC Project Manager
Water and Sewer Authorization file
Permit plan, STP2020-00401, WSA2018-00010
Day file

Attachment 1.A.j: Water and Sewer Authorization Memo (3224 : STP2020-00401 Twinbrook Quarter)

July 17, 2020

Mr. Carlos Heard
1592 Rockville Pike, L.L.C.
7501 Wisconsin Avenue, Suite 1500
Bethesda, Maryland 20814

SUBJECT: 1500 - 1616 Rockville Pike – Twinbrook Quarter, Phase 1 – Development Stormwater Management Concept Approval; SMC2020-00006, STP2020-00401

Dear Mr. Heard:

The Development Stormwater Management (SWM) Concept (Concept) received on February 5, 2020, for the above referenced site is conditionally approved. Staff has determined that the Development SWM Concept, as described below, achieves the required level of on-site Environmental Site Design (ESD) to the Maximum Extent Practicable (MEP), P_E = 0.35-inch, equivalent to 19 percent of the required ESD volume (ESD_V), as established by the Pre-Application SWM Concept letter dated February 4, 2019.

The development project consists of multiple lots from 1500 to 1616 Rockville Pike, and the Phase 1 site is located at 1588 - 1616 Rockville Pike, Part of Lot 24 and Lot 25, Block A of The Pike subdivision, situated on the east of Rockville Pike, north of Halpine Road (Site). Phase 1 is 8.65 acres which includes the removal of existing buildings and infrastructure and the construction of one building consisting of mixed-use dwelling units, office, and retail. The development also includes the construction of two roads with infrastructure. One of the proposed roads is public and one is private. The property is located in the Rock Creek Watershed and is zoned MXTD. The on-site soils are predominately Urban Land which is classified as hydrologic soil group (HSG) D.

According to Chapter 19, Section 19-2 Definitions of the Rockville City Code (Code), 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 97 percent impervious.

In accordance with Chapter 19, Section 19-45 of the Code, 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 8.65 acres which is 47 percent of the overall site, and the on-site impervious area subject to SWM is 7.31 acres.

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Per Chapter 19, Section 19-46 (b), SWM also must be provided for imperviousness in a portion of the adjacent Rockville Pike, Halpine Road and Chapman Avenue Right-of-way (ROW). According to the submitted Concept, the total impervious area in the adjacent ROW subject to SWM is 1.31 acres.

Your proposed Development SWM Concept, as shown on the attachment, is summarized as follows:

ON-SITE SUMMARY

Proposed new or replacement impervious areas are summarized as:

- One building consisting of mixed-use dwelling units, office and retail.
- Two roads with infrastructure.

Total on-site impervious area subject to SWM = 7.31 acres.

Environmental Site Design Measures

- The Concept proposes to provide a minimum P_E = 0.36-inch equivalent to 27 percent of the required ESD_V in the following on-site measures:
  - Green roof.
    One temporary micro-bioretention facility.

- Summary of ESD:
  - Total ESD_V provided = 9,299 cubic feet (cf.)
  - Total ESD_V required = 33,400 cf.
  - Percentage of ESD_V provided = 9,299 cf./ 33,400 cf. = 27 percent.

Structural Measures and/or Alternative Measures

- Alternative Measures – Four on-site, underground, volume based structural facilities which provide for the remaining on-site Water Quality Volume (WQv) and Monetary Contribution for Channel Protection Volume (Cpv) in-lieu of providing full ESD and in-lieu of providing on-site 10-year quantity control (Qp_{10}) for the 7.31 acres of on-site impervious area.

ROW SUMMARY

Structural Measures and/or Alternative Measures

- Alternative Measures – Monetary Contribution in-lieu of providing WQ_V, Cp_V, and Qp_{10} for the 1.31 acres of impervious area in the adjacent ROW of Rockville Pike, Halpine Road, and Chapman Avenue.

CONDITIONS OF APPROVAL

Staff has determined that ESD to the MEP has been met.

This Development SWM Concept is conditionally approved subject to the following conditions, which must be addressed at the stages in the process as indicated below:

The next step in the City of Rockville (City) SWM approval process is submission of a SWM Construction Plan for review and approval by the Department of Public Works (DPW) prior to permit issuance. In accordance with Chapter 19, Section 19-44 of the Code, 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.

Attachment 1.A.k: Development SWM Concept Approval (3224 : STP2020-00401 Twinbrook Quarter)

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An equivalent of 19 percent of the required ESDv for each phase shall be provided at the time the impervious area is replaced or created for the phase. Future phases will be given credit for ESDv and structural water quality volume provided that exceeds the amount required for an earlier phase.

1) Submit a Stormwater Management Permit (SMP) Application, including the application and plan review fee, which is based on an initially submitted SWM construction estimate, in conjunction with detailed SWM plans (24"x36") and computations signed and sealed by a Professional Engineer (PE) licensed in the State of Maryland, except as otherwise noted, for review and approval by the Department of Public Works (DPW). SWM Construction Plans may be phased to correspond with the site plan phasing provided that SWM is provided for all new and replaced impervious areas in that phase.
2) The submitted material must:
    a) Demonstrate compliance with this Concept including locations, types, and sizing of ESD measures.
    b) Include computations and construction details for review and approval by DPW:
        i. Design shall be in conformance with the latest version of the Montgomery County *Department of Permitting Services Design Specifications for green roof*, micro-bioretention facilities and structural water quality facilities. Deviations from the specifications must be approved by DPW.
        ii. Computations and plans must show the ESDv and WQv water surface elevation where appropriate.
        iii. Utilize flow splitters, curb cuts, flow through inlets, or other methods approved by DPW to direct runoff for required volume to the micro-bioretention facility and underground structural facilities.
        iv. Overflow structures, underdrains, and planting configurations within the micro-bioretention facility must be shown on the SWM construction plans and approved by DPW.
        v. The on-site structural water quality measure shall be designed to treat the remaining WQv. Plans must include structural drawings for the underground SWM facilities with appropriate details and notes, sealed by a qualified Professional Engineer licensed in the state of Maryland. (PE seal for structural components cannot be on the same sheet as PE seal for SWM unless it is the same engineer sealing both aspects of the design).
        vi. Include the design, construction specifications, plant media depth, plant media specifications, planting schedule with types, sizes, and quantities of planting material for the micro-bioretention facility.
        vii. Include the design, construction specifications, plant media depth, plant media specifications, planting schedule with types, sizes, and quantities of planting material for the green roof. If a proprietary green roof system is being utilized, that information must be sealed by a Professional Engineer licensed in the state of Maryland. The loading computations for the green roof and the method for strapping the system to the roof must be provided by a qualified professional. This also must be approved by the Inspection Services Division of Planning and Development Services in conjunction with their review of a Building Permit. Evidence of that approval must be provided to DPW prior to approval of the SWM plan and issuance of a stormwater management permit.
        viii. Architectural/plumbing plans for the building must clearly detail the routing of *green roof and roof runoff through the building to the underground structural* WQv facilities or the proposed storm drain must be provided for review and approval by DPW.

Attachment 1.A.k: Development SWM Concept Approval (3224 : STP2020-00401 Twinbrook Quarter)

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

c) Identify paths for safe overland flow of the 100-year storm event with flow arrows.
d) Demonstrate that all components of the SWM system drain by gravity. Pumping of stormwater will not be permitted.

1) The Applicant shall make a monetary contribution to the City Stormwater Fund as an Alternative to providing Cpv and Qp10 for any new or replacement impervious area created by the construction of the development not treated on-site; and as an Alternative to providing Cp_v, WQ_v, and Qp_{10} for the contiguous ROW. Calculations for the contribution shall be submitted with the SMP application utilizing the final engineering impervious area and the monetary contribution rate in effect at that time. The contribution must be paid prior to SMP permit issuance.

   A monetary contribution is required for the following:
   a) Full CPV for 7.31 acres.
   b) Full On-site Qp_{10} for 7.31 acres.
   c) Full Contiguous ROW Cp_v, WQ_v, and Qp_{10} for 1.31 acres.
2) The SWM facilities on-site shall be privately maintained. Submit to DPW staff a SWM Easement, Inspection, and Maintenance Agreement for the proposed SWM measures. The SWM Agreement is subject to review and approval by DPW and the City Attorney's Office and is to be executed by the property owner and other parties of interest. Access to the SWM facilities will be determined in conjunction with final engineering and must be included in the SWM Agreement. The SWM Agreement must be recorded in the Montgomery County Land Records prior to SMP permit issuance. Plans must delineate and label SWM easements.
3) Submit on-site Storm Drain plans (24"x36") and computations signed and sealed by a PE licensed in the State of Maryland, for review and approval by DPW.
4) Post financial security based on the final approved SWM construction cost estimate in a format acceptable to the City Attorney, either by letter of credit or performance bond. Approval, which is coordinated through DPW staff, is required prior to SMP permit issuance.
5) Obtain approval of an FCP from the City Forester prior to DPW issuance of the SMP permit.
6) Required approvals and permits for drainage connections to existing storm drains in Maryland State Highway Administration (MSHA) and Washington Metropolitan Area Transit Authority (WMATA) easements and ROWs must be obtained prior to the issuance of a SMP.

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

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

Attachment 1.A.k: Development SWM Concept Approval (3224 : STP2020-00401 Twinbrook Quarter)

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

Sincerely,

John Scabis, P.E.
Acting Chief of Engineering

JKS/DJW/kmc

Attachments: Twinbrook Quarter, Phase 1 – Development SWM Concept Plan

cc: Jim Woods, Engineering Supervisor
John Foreman, Development Services Manager
Brian Wilson, Principal Planner
Andrea Murtha, Principal Planner/Urban Forester
Matthew Gordon, Selzer Gurvitch Rabin Wertheimer & Polott, P.C.
Jason Evans, VIKA
Jagdish Mandavia, VIKA
SWM Concept file
Permit plan, SMC2020-00006, STP2020-00401
Day file

Attachment 1.A.k: Development SWM Concept Approval (3224 : STP2020-00401 Twinbrook Quarter)

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July 17, 2020

Mr. Carlos Heard
1592 Rockville Pike, L.L.C.
7501 Wisconsin Avenue, Suite 1500
Bethesda, Maryland 20814

SUBJECT: 1500 – 1616 Rockville Pike - Twinbrook Quarter – Phase I - Preliminary Sediment Control Approval; STP2020-00401, SCP2020-00011

Dear Mr. Heard:

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

The development project consists of multiple lots from 1500 to 1616 Rockville Pike, and the Phase 1 site is located at 1588 - 1616 Rockville Pike, Part of Lot 24 and Lot 25, Block A of The Pike subdivision, situated on the east of Rockville Pike, north of Halpine Road. The Phase I site is 8.65 acres and is currently improved with multiple buildings with associated surface parking. The proposed development includes removal of existing buildings and infrastructure and the construction of one building consisting of mixed-use dwelling units, office, and retail. The development also includes the construction of two roads with infrastructure. The property is in the Rock Creek Watershed and is zoned MXTD. The on-site soils are designated as Urban Land, which is classified in the D hydrologic soil group (HSG).

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

The Preliminary Sediment Control Plan associated with STP2020-00401 is approved subject to the following conditions, which must be addressed at the appropriate stage in the City's three-stage Erosion and Sediment Control process:

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Submit a Sediment Control Permit (SCP) Application, including the application and plan review fee, which is based on the project's limits of disturbance, in conjunction with a final engineering Erosion and Sediment Control Plan for approval and permitting by the Department of Public Works (DPW) prior to any construction or site disturbance.

The submission should:

a. Include all plans (24"x36"), computations, and supporting documentation as outlined in the City's Chapter 19, Regulations and Sediment Control Checklist (available on the City's website).
b. Incorporate the MDE standard methods and practices and include a sequence of construction detailing specific construction steps associated with the project.

2. Submit a sequence of construction to be approved with the SCP permit and a maintenance of traffic plan to be reviewed, approved and permitted with a PWK permit during the detailed engineering phase for pedestrian access, construction access, staging and parking. The maintenance of traffic plan for the construction period shall include, but not be limited to, the methods of maintaining pedestrian safety and access on the existing sidewalks, temporary closing of sidewalks for work in the streetscape zone, and pedestrian detours.

3. Obtain all other required permits for sediment control and site disturbance prior to any site activity, including the installation of any sediment control measures and an MDE Notice of Intent (NOI) to obtain authorization for the 2014 General Permit for Stormwater Associated with Construction Activity.

4. Building permit issuance from the Inspection Services Division is required prior to building excavation. Temporary tie backs are not permitted in the public Right-of-way (ROW) unless approved by DPW. Permanent tie backs will not be permitted in the public ROW.

5. Post financial security based on the final approved Sediment Control construction cost estimate in a format acceptable to the City Attorney, either by cash, letter of credit, or performance bond. Approval, which is coordinated through DPW staff, is required prior to permit issuance.

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

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

Attachment 1.A.I: Preliminary Sediment Control Approval - Twinbrook Quarter (3224 : STP2020-00401 Twinbrook Quarter)

DocuSign Envelope ID: A1F80D5E-0118-4197-AC6F-32CBADAD0989

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

Sincerely,

JAMES WOODS

James Woods, P.E.
Engineering Supervisor

JDW/DJW/kmc

Attachments: Twinbrook Quarter- Phase I – Preliminary Sediment Control Plan, dated [--/--/--]

cc: Brian Wilson, Principal Planner
John Foreman, Development Services Manager
Andrea Murtha, Principal Planner/Urban Forester
Matthew Gordon, Selzer Gurvitch Rabin Wertheimer & Polott, P.C.
Jagdish Mandavia, VIKA
Jason Evans, VIKA
Preliminary Sediment Control file
Permit plan, SCP2020-00011, STP2020-00401
Day file

Attachment 1.A.I: Preliminary Sediment Control Approval - Twinbrook Quarter (3224 : STP2020-00401 Twinbrook Quarter)

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July 17, 2020

Mr. Carlos Heard
1592 Rockville Pike, L.L.C.
7501 Wisconsin Avenue, Suite 1500
Bethesda, Maryland 20814

SUBJECT: 1500 - 1616 Rockville Pike – Twinbrook Quarter, Phase 1 – Safe Conveyance Study; SMC2020-00006, STP2020-00401

Dear Mr. Heard:

The Safe Conveyance Study for the above referenced project is conditionally approved. City of Rockville (City) staff has determined that the existing downstream storm drain system has the capacity to safely convey the proposed 10-year runoff from this project and that no system upgrades or mitigating measures are required for this application and the proposed development.

The development project consists of multiple lots from 1500 to 1616 Rockville Pike, and the Phase 1 site is located at 1588 - 1616 Rockville Pike, Part of Lot 24 and Lot 25, Block A of The Pike subdivision, situated on the east of Rockville Pike, north of Halpine Road. Phase 1 is 8.65 acres which includes the removal of existing buildings and infrastructure and the construction of one building consisting of mixed-use dwelling units, office and retail. The development also includes the construction of two roads with infrastructure. The property is located in the Rock Creek Watershed. The on-site impervious area subject to Stormwater Management (SWM) is 7.31 acres. The total impervious area in the existing adjacent Right-of-way (ROW) of Rockville Pike subject to SWM is 1.31 acres.

The development proposes to connect to the existing public storm drain system located within the Washington Metropolitan Area Transit Authority (WMATA) Metro ROW. The storm drain system outfalls to the receiving tributary to Rock Creek located on the east side of Ardennes Avenue between Vandegrift Avenue and Holland Road as shown on the attached exhibits entitled *"Off-Site Safe Conveyance Study (Proposed Conditions) Phase 1 & Off-Site Safe Conveyance Study (Proposed Conditions) Utlimate."* Storm drain computations submitted with the Development Stormwater Management Concept Plan demonstrate the existing storm drain system has adequate capacity to safely collect and convey the runoff associated with the 10-year storm for the designed contributing area, including the proposed development.

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The Safe Conveyance Study is conditionally approved subject to the following conditions which must be addressed at the stages in the process as indicated below:

1. At the detailed engineering stage, the Applicant shall demonstrate to the satisfaction of DPW that the existing public storm drain system from the proposed connection to the north side of Lewis Avenue (Existing Structure 7) can safely collect runoff from the 10-year storm according to Montgomery County design criteria. The proposed connection will be reviewed in conjunction with the DPW Public Works Permit (PWK).
2. At the detailed engineering stage, the Applicant shall demonstrate to the satisfaction of DPW that all existing and proposed public storm drain infrastructure affected by the development can safely collect and convey runoff from the 10-year storm. Mitigating measures may be required to be constructed with the project's Public Improvements Plan and PWK.
3. Required approvals and permits for drainage connections to existing WMATA and Maryland State Highway Administration (MSHA) infrastructure must be obtained prior to issuance of affected permits by DPW.
4. Easements must be provided to the City for the proposed public storm drain system in areas not dedicated as ROW, including any 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 by the City Attorney. The easements must be recorded in the Montgomery County Land Records prior to DPW issuing PWK permits.

This Plan approval does not supersede or negate other required project approvals. The approval is contingent on meeting all other City and other governmental agency requirements including, but not limited to the requirements of Forestry, Traffic and Transportation, and Planning.

Any significant modification, revisions, or alterations to the proposed development may result in the requirement to submit a revised Safe Conveyance Study for approval by DPW.

Attachment 1.A.m: Safe Conveyance Study Approval (3224 : STP2020-00401 Twinbrook Quarter)

DocuSign Envelope ID: D1936F5C-BDA6-4D91-822A-0A855265B6C3

If you have any 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.
Acting Chief of Engineering

JKS/AAO/kmc

Attachments: 1500-1616 Rockville Pike – Offsite Safe Conveyance (Proposed Conditions) Phase 1
1500-1616 Rockville Pike – Offsite Safe Conveyance (Proposed Conditions) Ultimate

cc: Jim Woods, Engineering Supervisor
John Foreman, Development Services Manager
Brian Wilson, Principal Planner
Andrea Murtha, Principal Planner/Urban Forester
Matthew Gordon, Selzer Gurvitch Rabin Wertheimer & Polott, P.C.
Jagdish Mandavia, VIKA Maryland, L.L.C.
Stormwater Management Concept file
Permit plan, SMC2020-00006, STP2020-00401
Day file

Attachment 1.A.m: Safe Conveyance Study Approval (3224 : STP2020-00401 Twinbrook Quarter)

LINOWES AND BLOCHER LLP
ATTORNEYS AT LAW

March 12, 2020

Matthew Gordon
301.961.5233
mgordon@linowes-law.com

VIA EMAIL AND HAND DELIVERY
Mr. Brian Wilson
City of Rockville
111 Maryland Avenue, Room 217
Rockville, Maryland 20850

Re: Twinbrook Quarter, Phase I: Post-Application Area Meeting for STP2020-00401 (the "Application") – Affidavits and Associated Materials

Dear Mr. Wilson:

Enclosed and pursuant to the City of Rockville Development Review Procedures Manual, please find the following materials pertaining to the mailed notice and Post-Application Area Meeting for the above-referenced Application, which was held on February 20, 2020:

- Signed and notarized "Affidavit of Mail Notice" and "Affidavit of Post-Application Area Meeting Compliance"
- Notification letter
- Notification area map
- Mailing list
- Additional notifications via e-mail as required by the Chief of Planning pursuant to Section 25.05.03.e of the Zoning Ordinance
- Copy of the PowerPoint presentation displayed at the February 20th meeting
- Meeting minutes

Please do not hesitate to contact us should you have any questions.

Very truly yours,

LINOWES AND BLOCHER LLP

Matthew Gordon

Enclosures
cc: Mr. Carlos Heard

**L&B 8297466v1/13963.0001

Appendix K
Affidavit of Mail Notice

City of Rockville
Department of Community Planning and Development Services

AFFIDAVIT OF PUBLIC NOTICE

I hereby certify and affirm that, pursuant to the City of Rockville Zoning Ordinance No. 19-08, I did give notice by mail of the subject application for development approval to the owners and residents of property that may be affected by the application as reflected on the attached mailing list. The names and mailing addresses of the property owners were obtained from the most current tax assessment records.

I further affirm that the said notice contains the address and/or other readily identifiable description of the property location of the proposed development and the date, time and place of the meeting to be held on the proposed development.

Twinbrook Quarter Phase I, STP2020-00401 / 1592 Rockville Pike LLC
Application # Applicant

Matthew Gordon, Attorney for Applic

Subscribed and sworn to before me, a Notary Public in and for the

State of Maryland, County of Montgomery

on this 11th day of March, 20 20

Notary Public

BRYAN SPELL
Notary Public-Maryland
Charles County
My Commission Expires
June 05, 2021

My Commission Expires: 6/5/21

1. AFFIDAVIT TO BE SIGNED BY THE APPLICANT
2. ATTACH COPY OF THE NOTIFICATION LETTER, MAILING LIST AND NOTIFICATION AREA MAP (PROVIDE IN ELECTRONIC FORMAT)
3. PLEASE CALL THE PLANNING DIVISION AT (240) 314-8200 FOR ANY QUESTIONS ABOUT THE REQUIREMENTS

Appendix L

Affidavit of Area Meeting Compliance

City of Rockville
Department of Community Planning and Development Services

AFFIDAVIT OF AREA MEETING COMPLIANCE

I hereby certify that, pursuant to the City of Rockville Zoning Ordinance 19-08, I did hold the required Area Meeting on this 20th day of February, 20 20 I solemnly affirm that the said Area Meeting was held in accordance with the aforementioned Zoning Ordinance and that all Area Meeting guidelines, as set forth in City's Development Review Manual, were followed and that the meeting minutes were prepared by an objective outside source.

Twinbrook Quarter Phase I, STP2020-00401 / 1592 Rockville Pike LLC
Application # Applicant

Matthew Gordon, Attorney for Applic

Subscribed and sworn to before me, a Notary Public in and for the

State of Maryland, County of Montgomery,

on this 11th day of March, 20 20

Notary Public

BRYAN SPELL
Notary Public-Maryland
Charles County
My Commission Expires
June 05, 2021

My Commission Expires: 6/5/21

1. AFFIDAVIT TO BE SIGNED BY THE APPLICANT
2. PROVIDE A COPY OF THE MEETING NOTIFICATION LETTER, MAILING LIST USED FOR NOTIFICATION, AND A COPY OF ALL MATERIALS DISTRIBUTED AT THE MEETING (PROVIDE IN ELECTRONIC FORMAT)
3. PLEASE CALL THE PLANNING DIVISION AT 240-314-8200 IF YOU HAVE QUESTIONS ABOUT THE REQUIREMENTS

LINOWES AND BLOCHER LLP
ATTORNEYS AT LAW

February 6, 2020

C. Robert Dalrymple
301.961.5208
bdalrymple@linowes-law.com
Matthew M. Gordon
301.961.5233
mgordon@linowes-law.com

VIA FIRST CLASS MAIL

Re: Twinbrook Quarter, Phase I Site Plan Application (STP2020-00401): Post-Application Area Meeting for Redevelopment of 1588 – 1616 Rockville Pike

Dear Property Owner or Resident:

Please be advised that 1592 Rockville Pike LLC (the "Applicant") has submitted STP2020-00401 (the "Site Plan Application") with the City of Rockville seeking approval of a Level 2 Site Plan for the property located at 1588 through 1616 Rockville Pike (collectively, the "Phase I Property"). This Site Plan application is intended to implement the first phase of development of the Project Plan (PJT2018-00011) for Twinbrook Quarter. The Phase I Property, as shown on the enclosed site plan cover sheet with vicinity map, consists of approximately 6.02 acres and is bordered by Rockville Pike to the west, Chapman Avenue Extended to the east, Halpine Road to the south, and 1586 Rockville Pike to the north. The Property is zoned Mixed-Use Transit District (MXTD) and is currently improved with single-story retail, office, and restaurant uses, including surface parking.

The Mayor and Council previously approved a Project Plan (PJT2018-00011) as a "Champion Project" through Resolution No. 7A-19 on April 29, 2019 for the entire 18.36 acre Twinbrook Quarter property identified as 1500-1616 Rockville Pike. The Site Plan Application includes up to 92,000 square feet of grocery uses, up to 12,000 square feet of in-line restaurant uses, up to 17,000 square feet of in-line retail uses, up to 460 multi-family dwelling units (including 15% Moderately Priced Dwelling Units), a potential option with a daycare center for up to 135 children, and approximately 1,464 structured parking spaces as part of Phase IA. The Site Plan Application also includes up to 237,000 square feet of office uses as part of Phase IB. The Site Plan Application includes a maximum building height of approximately 175 feet. The Site Plan application for the Phase I Property also includes construction of Festival Street (a private road), a portion of the Chapman Avenue Extension, public use space, and other amenities. The balance of the development approved in the Project Plan will be implemented in future phased site plan applications.

In compliance with the City's Zoning Ordinance, an Area Meeting will be held to provide you with an opportunity to become fully aware of the Applicant's development intentions for the Phase I Property, ask questions, and provide input.

Attachment 1.A.n: Post-Application Area Meeting Minutes (3224 : STP2020-00401 Twinbrook Quarter)

LINOWES AND BLOCHER LLP
ATTORNEYS AT LAW

Property Owner or Resident
February 6, 2020
Page 2

Notice of Area Meeting

Date: February 20, 2020
Time: 7:00 PM
Location: Rockville Hilton, Eisenhower Room, 1750 Rockville Pike, Rockville, MD

At this Area Meeting, the Applicant will illustrate how the Phase I Property is proposed to be developed and answer any questions.

Additionally, a meeting with the City's Development Review Committee (DRC) is anticipated to take place on March 19th at 9:00 am at Rockville City Hall. At this DRC meeting, Applicant will receive technical feedback on the Site Plan Application. Members of the public are invited to attend this meeting to observe; however these are not public hearings and no testimony will be received.

Should you have any questions or wish to submit written comments on the Site Plan Application, please contact Brian Wilson, Principal Planner with the City of Rockville, at (240) 314-8227 or bwilson@rockvillemd.gov.

Very truly yours,

LINOWES AND BLOCHER LLP

C. Robert Dalrymple

Matthew M. Gordon

enc: Location Map
Post-Application Site Plan
A copy of "A Citizen's Guide to Development Review in Rockville"
Twinbrook Quarter Community Meeting Invitation

cc: Mr. Ricky Barker, City of Rockville
Mr. James Wasilak, City of Rockville
Mr. Brian Wilson, City of Rockville
Mr. Todd Pearson, Applicant
Mr. Carlos Heard, Applicant

**L&B 8129690v2/13963.0001

REIMAGINE TWINBROOK

YOU'RE INVITED

TWINBROOK QUARTER COMMUNITY MEETING

Thursday, February 20
7 PM
Rockville Hilton - Eisenhower Room
1750 Rockville Pike, Rockville

The next phase of Twinbrook Quarter redevelopment has begun. We recently submitted our Phase One Site Plan application to the City of Rockville and we are looking forward to once again working with our neighbors.

Please join our development team on February 20 and learn more about our vision to transform the Twinbrook area into a vibrant, amenity-rich community for current and future neighbors to enjoy. We'll also discuss the Phase 1 Site Plan and listen to any comments you may have. We look forward to seeing you there!

Visit: ReimagineTwinbrook.com
Like us on Facebook: Facebook.com/ReimagineTwinbrook

B. F. SAUL CO.
Established 1892

How can I get involved?

- Check the City's Website at www.rockvillemd.gov for status updates on development projects in your neighborhood and the City.
- Attend public meetings held by developers to learn more, ask questions and express your opinions about potential projects.
- Attend public meetings held by the City. Meeting schedules, agendas and informational packets for the Mayor and Council, Planning Commission, Historic District Commission and Board of Appeals are available on the City's Website. In addition, for most cases the developer is required to provide notice by first class mail to the property owners and residents of the area surrounding the proposed development. The plan review level above determines the notice area.
- Members of the public are welcome to attend meeting of the Development Review Committee (DRC), however these meetings are not public hearings and no testimony will be allowed. Agendas for these meetings are available on the City's Web site.

How can I learn more?

Community Planning and Development Services Department
City Hall, second floor, 111 Maryland Avenue, Rockville, MD 20850

Phone: 240-314-8200
E-mail: cpds@rockvillemd.gov
Website: www.rockvillemd.gov

Refer to: Rockville City Code, Chapter 25-Rockville Zoning Ordinance
www.rockvillemd.gov/zoning

Rockville Development Review Procedures Manual

Citizen's Planning Academy Video available on the City's Web site

Refer to: Rockville City Code-

Chapter 25 - Rockville Zoning Ordinance

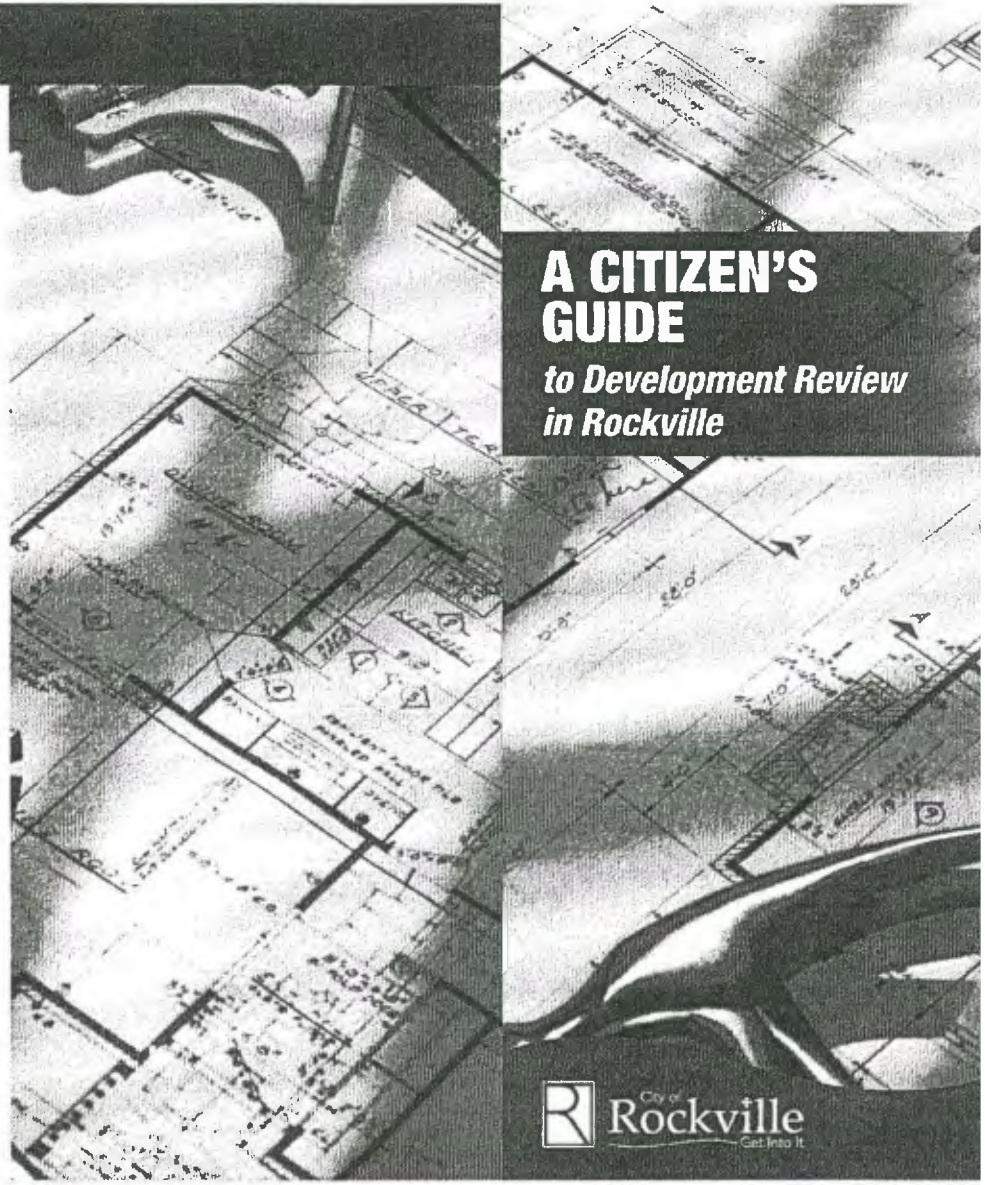
Chapter 5 - Building Code

Chapter 10.5 - Forest and Tree Preservation

Chapter 19 - Sediment Control and Stormwater Management

Chapter 21 - Streets and Roads

Note: This brochure provides an overview of development review in Rockville. It does not supersede the Rockville City Code and it should not be relied on as a substitute for such regulations.



Development Review in Rockville

What is development review?

Development review is a general term for the City's various procedures to review proposed developments and ensure they comply with the City's regulations. These include land uses, engineering, utilities, transportation, stormwater and sediment control, and tree preservation to achieve consistent design of the site and related public infrastructure. As outlined in the Rockville Zoning Ordinance, the City works with the surrounding property owners, businesses and the applicant during development review. During this process, the City staff reviews applications for compliance and surrounding neighborhoods and property owners review and comment on proposed plans.

Rockville's development review procedures are intended to help assure the health and welfare of citizens and achieve high-quality development that complies with the design regulations of the City Code and addresses the needs of the surrounding community. These procedures govern all development projects except single–unit, detached residences.

How is development reviewed?

Rockville's development review process includes four phases.

Pre-application

During the pre-application phase, City staff meet with the developer to discuss the proposal; outline the project's size and potential impact on neighbors, green space, transportation, stormwater management, and other public infrastructure; learn about the zoning process; and ask questions. In most cases the developer will be required to notify the community of their plans and hold a public meeting for residents to comment on the project.

Application

During the application phase, the developer files the appropriate application materials and meets with City staff to discuss the proposal and any changes made as a result of the pre-application phase. In most cases the developer will be required to notify the community of their plans, hold a public meeting for residents to comment on the project and, in the case of very large projects, brief the Planning Commission and/or Mayor and Council. Also during this phase, City staff reviews the application package and coordinates with other government agencies and utilities that review the application.

Public Meeting

During the public meeting phase, the designated approving authority reviews the proposal and any changes made as a result of community feedback and decides whether to approve or disapprove the project. The designated approving authority depends on the project's potential impact and could be the Chief of Planning, Planning Commission or the Mayor and Council.

Decision

During the decision phase, City staff issues a decision letter based on the final action of the Approving Authority. Such action may approve the project as is, approve the project with specific conditions, or deny the project. The developer signs the letter acknowledging the decision and returns it with a final set of plans for inclusion in the public record.

Who reviews and approves development?

Rockville's Zoning Ordinance outlines three levels of development review based on the project's size and potential impact. Each project is assigned points based on acreage, number of dwelling units, square footage of non-residential space, residential area impact and traffic impact.

Depending on the number of points earned a project will require one of the following levels of review:

Site Plan Level 1- Review by the Chief of Planning

Site Plan Level 2- Review by the Planning Commission at one meeting

Project Plan- Review by the Planning Commission and Mayor and Council at three meetings; one for an initial briefing of both, one for review and recommendation by the Planning Commission and one for review and action by the Mayor and Council.

Development Review at a Glance

Pre-application Phase

1. The developer notifies the community about the plans, and holds a public meeting for comments.
2. The developer submits pre-application materials and fees.
3. City staff and the developer assess the project's potential impact.
4. City staff holds a pre-application meeting with the developer.

Application Phase

1. Application and fees submitted.
2. The developer notifies the community about the plans, if necessary.
3. The developer holds a public meeting for comments, if necessary.
4. City staff evaluates the application and issues a report.
5. City staff and the developer brief the Planning Commission and Mayor and Council if necessary.

Public Meeting Phase

1. The designated approving authority reviews the application and issues a decision.
   a. Mayor and Council
   b. Planning Commission
   c. Board of Appeals
   d. Historic District Commission
   e. City staff, i.e. the Chief of Planning

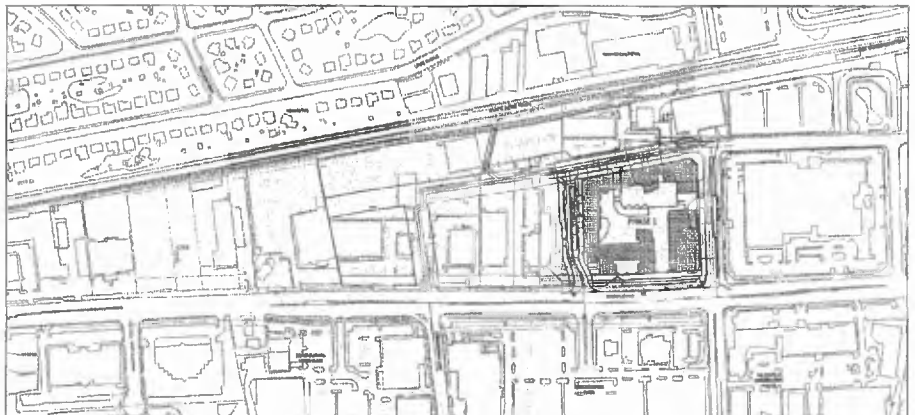
Decision Phase

1. City staff issues a decision letter based on the final action of the Approving Authority.
2. The developer acknowledges the decision and files a final set of project plans if approved.

Attachment 1.A.n: Post-Application Area Meeting Minutes (3224 : STP2020-00401 Twinbrook Quarter)

TWINBROOK QUARTER

LEVEL 2 SITE PLAN - PHASE 1



LOCAL AREA MAP

SCALE: 1" = 200'

VICINITY MAP
SCALE: 1" = 2,000'

GENERAL NOTES

1. THE SUBJECT PROPERTY IS 18.86 ACRES. PHASE 1 AREA IS 8.86 ACRES.
2. THE SUBJECT PROPERTY IS LOCATED ON TAX MAP GR.561 AND IS ZONED MXTD
3. THE HORIZONTAL DATUM IS BASED ON THE FOLLOWING MSS CONTROL STATIONS (HADDA), F10338 - WSSC [illegible] IN A CONCRETE MONUMENT FOUND [illegible] GREAT FALLS ROAD, 0.5 MILES FROM INTERSECTION WITH WEST MONTGOMERY AVENUE [illegible] 53513.18 EAST (GRID FF 41 F0338) - WSSC [illegible] PIPE W/ A CONCRETE MONUMENT FOUND AT THE PARKING AREA AT THE ROCKVILLE CIVIC CENTER ON EDMONSTON DRIVE. NORTH 504118.74 EAST 1,783.38 ON.

   THE VERTICAL DATUM IS BASED ON THE FOLLOWING [illegible] (HAVD 1988) BM 84 LUE - ARCHER [illegible] ROCKVILLE CURB AT THE [illegible] CENTER SOUTH SIDE OF MONTGOMERY AVENUE [illegible] 657 BM 82810 - STAMPED [illegible] ON SOUTHEAST SIDE OF [illegible] OF SIDEWALK PILLAR [illegible] FEET NORTHWEST [illegible] ROCKVILLE ROAD. ELEVATION = 366.671 FRAME AND/OR DPA INFORMATION
4. NO FLOOD PLAIN EXISTS ON THE SUBJECT PROPERTY PER FEMA AND MCATLAS MAPS
5. TOPOGRAPHIC DATA SHOWN ON HERE IS BASED ON AERIAL PHOTOGRAMMETRY PROVIDED BY NORTHEAST MAPPING, INC. DATED OCTOBER 2015 WITH ADDITIONAL BOUNDARY & TOPOGRAPHIC SURVEY BY VIKA MARYLAND, LLC ON AUG. 2016, SEPT., 2016, OCT. [illegible] 2016, AND MAR. 2018 DATES. ADDITIONAL [illegible] INFORMATION ON ADJACENT PROPERTIES WAS PROVIDED BY MNCPPC.
6. NRI/FSD FTP06201/-00011 WAS APPROVED ON 04/17/2017.
7. THE SUBJECT PROPERTY IS PROPOSED TO BE SERVED BY PUBLIC WATER AND SEWER SYSTEMS AND IS CURRENTLY IN WATER AND SEWER SERVICE CATEGORIES W-1 AND S-1, RESPECTIVELY.
8. THE SUBJECT PROPERTY HAS AN APPROVED PROJECT PLAN, #19-2016001, APPROVED ON APRIL 19, 2019 BY RESOLUTION 19-19. SEE SHEET SP-2A IN THIS SET FOR THE RESOLUTION.
9. REFER TO ARCHITECTURAL PLANS FOR SLAB BREAKS.
10. THIS PHASE 1 SITE PLAN RESERVES THE RIGHT TO PHASE CONSTRUCTION OF THE OFFICE BUILDING AND TO RETAIN THE OPTION OF BOTH RESIDENTIAL AND DAYLARK OPTIONS

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SP-7	PEDESTRIAN CIRCULATION PLAN
SP-8	VEHICLE & SERVICE CIRCULATION PLAN
SP-9	FIRE PROTECTION SITE PLAN
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FFCP-4	PRELIMINARY FOREST CONSERVATION TABLES

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SUPPLEMENTAL SHEETS

CONCEPT STORMWATER MANAGEMENT PLAN
STORM DRAIN OUTFALL STUDY
TRUCK MOVEMENT
STORMWATER/FOREST OVERLAY

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future

PREPARED FOR:
1599 ROCKVILLE PIKE LLC
301-986-7711
CAROL L. HAND

DESIGN CONSULTANTS:

ARCHITECT:
TORTI GALLAS + PARTNERS
HDC

ATTORNEY:
LINOWES & BLOCHER

LANDSCAPE ARCHITECT:
MAHAN RYKIEL

TRAFFIC ENGINEER:
WELLS + ASSOCIATES

LIGHTING CONSULTANT:
MCLA ARCHITECTURAL LIGHTING

ENGINEER/PLANNER:
VIKA MARYLAND, LLC

REVISIONS	DATE
INITIAL SUBMISSION	2020-03-31

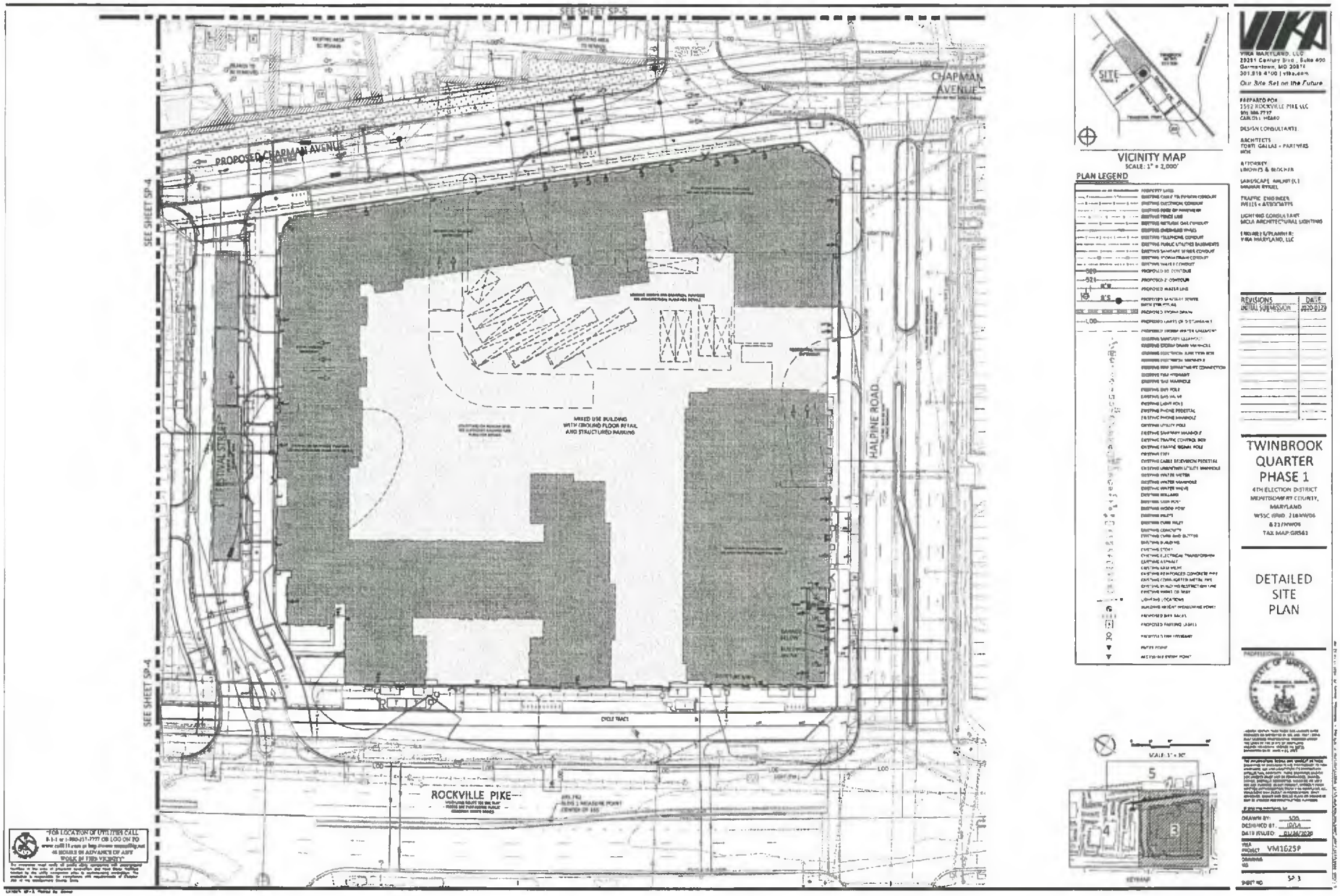
TWINBROOK QUARTER
PHASE 1
4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 216NW06
6217NW06
TAX MAP: GR561

COVER SHEET

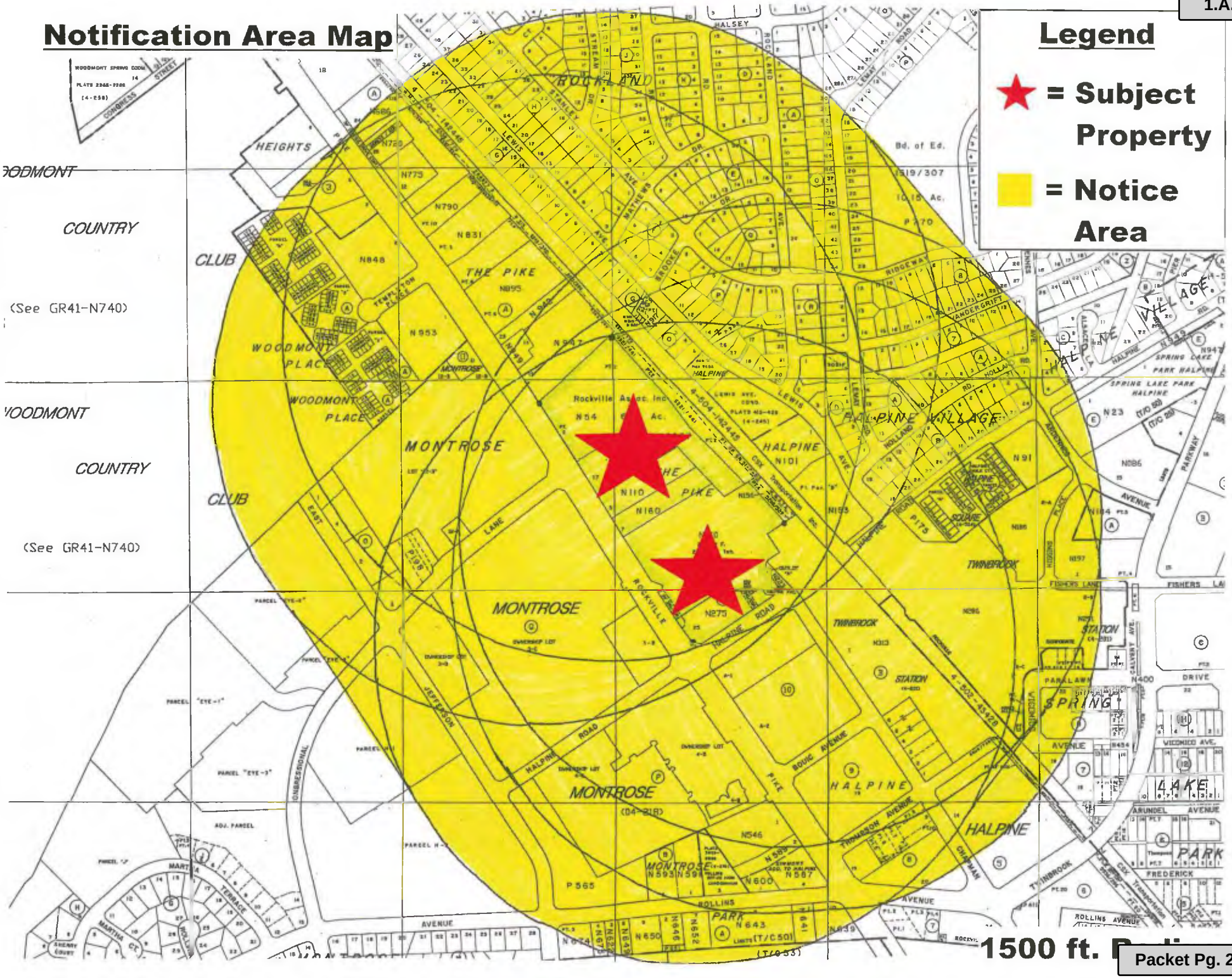
PROFESSIONAL SEAL

DRAWN BY: JDO
DESIGNED BY: DJA
DATE ISSUED: 03/24/2020
VIKA PROJECT: VM16258
WO:
SHEET NO: SP-1

"FOR LOCATION OF UTILITIES CALL 1-800-257-7777 OR LOG ON TO www.call811.com or MISS UTILITY on MARYLAND 48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY."


SEE SHEET SP-5
SEE SHEET SP-4
SEE SHEET SP-4
PROPOSED CHAPMAN AVENUE
CHAPMAN AVENUE
MIXED USE BUILDING WITH GROUND FLOOR RETAIL AND STRUCTURED PARKING
HALPINE ROAD
CYCLE TRACK
ROCKVILLE PIKE
VICINITY MAP
SCALE: 1" = 2,000'
SITE
PLAN LEGEND
VIKA
VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future
PREPARED FOR
1592 ROCKVILLE PIKE LLC
DESIGN CONSULTANTS:
ARCHITECTS
TORTI GALLAS + PARTNERS
ATTORNEY
LINOWES & BLOCHER
LANDSCAPE ARCHITECT
MAHAN RYKIEL
TRAFFIC ENGINEER
WELLS + ASSOCIATES
LIGHTING CONSULTANT
MOLA ARCHITECTURAL LIGHTING
PROJECT PLANNER:
VIKA MARYLAND, LLC
REVISIONS
INITIAL SUBMISSION
DATE
2020-01-29
TWINBROOK QUARTER PHASE 1
4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID 218NW06
&217NW06
TAX MAP GR561
DETAILED SITE PLAN
SCALE: 1" = 30'
5
4
3
DRAWN BY: SOS
DESIGNED BY: DOA
DATE ISSUED: 01/16/2020
VIKA PROJECT VM1625P
SHEET NO. SP-3
FOR LOCATION OF UTILITIES CALL
811 or 1-800-257-7777 OR LOG ON TO
www.call811.com or http://www.missutility.net
48 HOURS IN ADVANCE OF ANY
WORK IN THE VICINITY

Notification Area Map



Twinbrook Metroplace
1/28/20

Tax Account No.	Name	Department	Address1	Address2	City	State	PostalCode	Parcel	Block	Lot
Subject Property										
04-00154762	1500 Rockville Pike LLC	c/o Saul Centers Inc.	7501 Wisconsin Ave.	Suite 1500 E	Bethesda	MD	20814	N054	A	2
	Resident		1500 Rockville Pike		Rockville	MD	20852-0000			
04-01781073	1500 Rockville Pike LLC	c/o Saul Centers Inc.	7502 Wisconsin Ave.	Suite 1500 E	Bethesda	MD	20814-6522	N108	A	17
	Resident		1580 Rockville Pike		Rockville	MD	20852-0000			
04-00157355	Rockville Pike Holdings LLC		7501 Wisconsin Ave.	Suite 1500 E	Bethesda	MD	20814	N110	A	5
	Resident		1582 Rockville Pike		Rockville	MD	20852-0000			
04-00156271	Rockville Pike Holdings LLC	c/o Saul Centers Inc.	7501 Wisconsin Ave.	Suite 1500 E	Bethesda	MD	20814	N160	A	7
	Resident		1584 Rockville Pike		Rockville	MD	20852-0000			
04-03074041	1592 Rockville Pike LLC	c/o O&I Accounting	7501 Wisconsin Ave.	Suite 1500 E	Bethesda	MD	20814-0000	N210	A	P24
	Resident		1592 Rockville Pike		Rockville	MD	20852-0000			
04-03418707	Avissar-Diener LLC		1616C Rockville Pike		Rockville	MD	20850-5620	N275	A	25
	Resident		1616 Rockville Pike		Rockville	MD	20850-5620			
Property Owners Within a 1500 ft. Radius										
04-00146807	Crosby, Betty M et al TR		12021 Apple Knoll Ct.		N. Potomac	MD	20878-2374	N674	A	P5
	Resident		174 Rollins Ave.		Rockville	MD	20852-0000			
04-00155208	LaCarra & Directorio LLC		5327 Goldsboro Road		Bethesda	MD	20817	N675	A	4
	Resident		172 Rollins Ave.		Rockville	MD	20852-0000			
0400152717	Rollins Avenue 170 LLC		11020 Rosemont Dr.		Rockville	MD	20852-3651	N622	A	3
	Resident		170 Rollins Ave.		Rockville	MD	20852-0000			
04-00144934	Yu Yong Nok		13333 Hidden Valley Dr.		Silver Spring	MD	20904	N649	A	6
	Resident		168 Rollins Ave.		Rockville	MD	20852-0000			
04-02092660	164 Rollins Avenue LLC		164 Rollins Ave.	FL 2	Rockville	MD	20852-4038	N650	A	9
	Resident		164 Rollins Ave.		Rockville	MD	20852-0000			
04-00154410	Williams Arnold N et al	c/o Tax Dept 11580	P.O. Box 711		Dallas	TX	75221-0711	N646	A	2
	Resident		160 Rollins Ave.		Rockville	MD	20852-0000	N646	A	2
04-01826024	Rollins Avenue Joint Venture		152 Rollins Ave.	Suite 100	Rockville	MD	20852	P651		
04-02859678	Federal Realty Invest Trust		1626 E. Jefferson St.		Rockville	MD	20852-4041	N730		P2
	Resident		1776 E. Jefferson St.		Rockville	MD	20852-0000			
04-00049984	Federal Realty Invest Trust		1626 E. Jefferson St.		Rockville	MD	20852-4041	N709		P1
	Resident		12260 Rockville Pike		Rockville	MD	20852-0000	N709		P1
04-00147620	Rollins Avenue Joint Venture LLP		152 Rollins Ave.	Suite 100	Rockville	MD	20852-4008	N652	A	7
	Resident		152 Rollins Ave.		Rockville	MD	20852-4008			
04-00155846	Draiman Properties 6 Land LLC	c/o Draiman Properties LLC	4827 Rugby Ave.	#200	Bethesda	MD	20814	N643	A	8
	Resident		130 Rollins Ave.		Rockville	MD	20852-0000			
	Multi-unit property : Did not provide unit addresses, 5 copies of notice requested and delivered to front desk									
04-00155196	Pagonis Peter N & DL		520 Gyndon St. NE		Vienna	VA	22180	N641		1
	Resident		128 Rollins Ave.		Rockville	MD	20852-0000			
04-02957382	Potomac Energy Holdings LLC		6355 Crain Hwy		LaPlata	MD	20646	N639	A	10

Twinbrook Metroplace
1/28/20

Tax Account No.	Name	Department	Address1	Address2	City	State	PostalCode	Parcel	Block	Lot
	Resident		1911 Rockville Pike		Rockville	MD	20852-0000			
04-00144273	Christian Church Facilities for Aging Inc	c/o Bethany House	199 Rollins Ave.		Rockville	MD	20852-4037	P565		
	Multi-unit property : Did not provide unit addresses, 5 copies of notice requested and delivered to front desk									
04-00144752	Coopersmith Maryland Prop LLC	c/o Borger Mngmnt Inc	1111 14th St., NW	Suite 200	Washington	DC	20005-5622	N593	B	2
	Resident		149 Rollins Ave.		Rockville	MD	20852-0000			
04-00156590	Congressional Village Assoc LLC	c/o The PMAS Group	6290 Montrose Rd.		Rockville	MD	20852	N591	B	1
	Resident		143 Rollins Ave.		Rockville	MD	20852-0000			
04-00155128	Rockville Vol Fire Dept Inc		P.O. Box 1547		Rockville	MD	20850	N600		1
	Resident		121 Rollins Ave.		Rockville	MD	20852-0000			
04-00155868	Dunn Bonnie S Revoc Trust Dansie Duane A Trustee		4827 Rugby Ave.	Suite 200	Bethesda	MD	20814-0000	N587		4
	Resident		1807 Rockville Pike		Rockville	MD	20852-0000			
04-01958825	Hinton Albert R & L L et al		107 W. Jefferson St.		Rockville	MD	20850	N589	P	2
	Resident		1803 Rockville Pike		Rockville	MD	20852-0000			
04-02333948	Prim 1801 Rockville Pike LLC		11921 Rockville Pike	Ste. 200	Rockville	MD	20852	N546	P	1
	Resident		1801 Rockville Pike		Rockville	MD	20852-0000			
04-03395616	MEPT Congressional Village LLC	c/o Altus Group	PO Box 92129		Southlake	TX	76092			4C
	Resident		198 Halpine Rd.		Rockville	MD	20852-0000			
	Multi-unit property: Did not respond to request for unit addresses, 10 copies of notice delivered to front desk									
04-03096787	HOFT Properties LLC		P.O. Box 34472		Washington	DC	20043		P	4B
	Resident		1775 Rockville Pike		Rockville	MD	20852-0000			
04-03395627	CV Shopping Center Associates LLC	Property Management Serv	6920 Montrose Rd.		Rockville	MD	20852			4D
	Resident		1701 Rockville Pike		Rockville	MD	20850-0000			
04-03206178	Ivy Twinbrook Property LLC		102 Chestnut Ridge Rd.	Suite 204	Montvale	NJ	07645		10	A1
	Resident		1700 Rockville Pike		Rockville	MD	20852-0000			
04-03206180	1750 Rockville Pike LLC		11770 N US Highway One	Suite 202	North Palm Beach	FL	33408		10	A2
	Resident		1750 Rockville Pike		Rockville	MD	20852-0000			
04-03799455	1800 Rockville Residential LLC		4445 Willard Ave.	Suite 400	Chevy Chase	MD	20815			
	Resident		1800 Rockville Pike	Condo Unit: CU1	Rockville	MD	20852-0000			
	Multi-unit property: Did not provide unit addresses, 10 copies of notice requested and delivered to front desk									
04-03799488	1800 Rockville Residential LLC		4445 Willard Ave.	Suite 400	Chevy Chase	MD	20815			
	Resident		1800 Rockville Pike	Condo Unit: RU	Rockville	MD	20852-0000			
	Multi-unit property: Did not provide unit addresses, 10 copies of notice requested and delivered to front desk									
04-03799477	1800 Rockville Residential LLC		4445 Willard Ave.	Suite 400	Chevy Chase	MD	20815			
	Resident		1800 Rockville Pike	Condo Unit: CU3	Rockville	MD	20852-0000			
	Multi-unit property: Did not provide unit addresses, 10 copies of notice requested and delivered to front desk									

Twinbrook Metroplace
1/28/20

Tax Account No.	Name	Department	Address1	Address2	City	State	PostalCode	Parcel	Block	Lot
04-03799466	1800 Rockville Residential LLC		4445 Willard Ave.	Suite 400	Chevy Chase	MD	20815			
	Resident		1800 Rockville Pike		Rockville	MD	20852-0000			
	Multi-unit property: Did not provide unit addresses, 10 copies of notice requested and delivered to front desk			Condo Unit: CU2						
04-02994828	Rollins Park Apts SEC 2 Ltd Ptnshp		5530 Wisconsin Ave.		Chevy Chase	MD	20815			
	Resident		1637 E. Jefferson St.		Rockville	MD	20852-0000			
	Multi-unit property: Did not provide unit addresses, 10 copies of notice requested and delivered to front desk									
04-02994817	Congressional Properties		5530 Wisconsin Ave.		Chevy Chase	MD	20815			
	Resident		200 Congressional Ln.		Rockville	MD	20852-0000			
	Multi-unit property: Did not provide unit addresses, 10 copies of notice requested and delivered to front desk									
04-03028385	Rollins Park III Ltd Ptnshp		5530 Wisconsin Ave.		Chevy Chase	MD	20815			
	Multi-unit property: Did not respond to request for unit addresses, 10 copies of notice delivered to front desk									
04-03028363	Congressional Towers SEC 2		5530 Wisconsin Ave.	Suite 1000	Chevy Chase	MD	20815-4330			
	Multi-unit property: Did not provide unit addresses, 10 copies of notice delivered to front desk									
04-03529116	Woodmont Country Club		1201 Rockville Pike		Rockville	MD	20852-1409			
04-03385435	Congressional Plaza Assoc LLC	c/o Altus Group-030-1082	P.O. Box 92129		Southlake	TX	76092			3C
	Resident		1601 Rockville Pike		Rockville	MD	0-0000			
04-03097508	Congressional Plaza Assoc LLC	c/o Altus Group-030-1080	P.O. Box 92129		Southlake	TX	76092		Q	3B
	Resident		1699 Rockville Pike		Rockville	MD	20852-0000			
04-03385446	Congressional Plaza Assoc LLC	c/o Altus Group-030-1081	P.O. Box 92129		Southlake	TX	76092			3D
	Resident		1620 E. Jefferson St.		Rockville	MD	0-0000			
	Multi-unit property: Did not provide unit addresses, 200 copies of notice requested and delivered to front desk									
04-03158824	Congressional North Assoc LP	c/o The PMAS Group	6290 Montrose Rd.		Rockville	MD	20852		O	12B
	Resident		1501 Rockville Pike		Bethesda	MD	20817-0000			
04-03126555	1469 Rockville Pike LLC		2 Windermere Ct.		Rockville	MD	20852-3535		O	11
	Resident		1469 Rockville Pike		Rockville	MD	20850-0000			
04-00158350	John C. Burkinshaw, et al.		131 Congressional Lane		Rockville	MD	20852-1502	P198		
04-00186632	Potomac Electric Power Co.	c/o Corp. Tax Department	701 9th Street, NW	Suite 5617	Washington	DC	20068-0001		O	3
	Resident		1580 E. Jefferson Street		Rockville	MD	20852-0000			
04-00186621	1570 Assoc. Limited Partnership	c/o The PMAS Group	6290 Montrose Road		Rockville	MD	20852		O	2
	Resident		1570 E. Jefferson Street		Rockville	MD	20852-0000			
04-00185080	F & H Limited Partnership	c/o Kenwood Management Co.	5272 River Road	Suite 360	Bethesda	MD	20816		O	4
	Resident		1530 E. Jefferson Street		Rockville	MD	20852-0000			
04-00185307	Jewish Foundation for Group Homes, Inc.		1500 E. Jefferson Street		Rockville	MD	20852-3815		O	1
04-03158813	1915 Eye Associates	c/o The PMAS Group	6290 Montrose Road		Rockville	MD	20852		O	12A
	Resident		121 Congressional Lane		Rockville	MD	20852-0000			
04-02253276	Terbium LLC	c/o Empire Leasing, Inc.	1627 K Street, NW	Lower Level	Washington	DC	20006	N953		1
	Resident		1451 Rockville Pike		Rockville	MD	20852			

Twinbrook Metroplace
1/28/20

Tax Account No.	Name	Department	Address1	Address2	City	State	PostalCode	Parcel	Block	Lot
04-02522440	Rockville MD I SGF LLC		1 North Wacker Drive	Suite 4025	Chicago	IL	60606	N848		2
	Resident		1401 Rockville Pike		Rockville	MD	20852-0000			
04-00156772	Tavakkol L.L.C.		1335 Rockville Pike	Suite 300	Rockville	MD	20852-1400		3	2
04-02852746	Capital Syndicate L.L.C.	c/o Steve Steinberg	979 Featherstone Street		Gaithersburg	MD	20878-2180		3	5
	Resident		1331 Rockville Pike		Rockville	MD	20852-0000			
04-00156761	Steve Steinberg, et al., Tr.	c/o Steve Steinberg	979 Featherstone Street		Gaithersburg	MD	20878-2180		3	4
	Resident		1327 Rockville Pike		Rockville	MD	20852-0000			
04-03392998	Route 355 Properties LLC		700 Kenilworth Drive		Towson	MD	21204	N686	A	24
	Resident		1300 Rockville Pike		Rockville	MD				
04-01972520	Robin Tang		12540 Grey Fox Lane		Potomac	MD	20854-1907	N720	A	20
	Resident		1350 Rockville Pike		Rockville	MD	20852-0000			
04-00146498	McDonalds of Rock, Inc., et al.	c/o McDonalds Corp. 19-0002	P.O. Box 182571		Columbus	OH	43218-2571	N775	A	12
	Resident		1390 Rockville Pike		Rockville	MD	20852-0000			
04-00152136	McIntyre Family LLC		811 Milestone Drive		Silver Spring	MD	20904	N790	A	P10
	Resident		1400 Rockville Pike		Rockville	MD	20852-0000			
04-00148293	AFK LLC	c/o M. F. Poer/Dept. RAV	3520 Piedmont Road, NE	Suite 410	Atlanta	GA	30305-1512	N831	A	P3
	Resident		1428 Rockville Pike		Rockville	MD	20852-0000			
04-00149468	Route 355 Properties LLC		700 Kenilworth Drive		Towson	MD	21204	N895	A	6
	Resident		1450 Rockville Pike		Rockville	MD	20852-1414			
04-00147733	Shellhorn Rockville LLC		4912 Del Ray Avenue		Bethesda	MD	20814-2517	N942	A	23
	Resident		1460 Rockville Pike		Rockville	MD	20852-0000			
04-00153825	Maryland Federal Savings & Loan Assn.	c/o BB&T Property Tax Dept.	P.O. Box 167		Winston Salem	NC	27102-0167	N949	A	13
	Resident		1470 Rockville Pike		Rockville	MD	20852-0000			
04-00144262	Shellhorn Rockville LLC	c/o Frederic K. Wine	4912 Del Ray Avenue		Bethesda	MD	20814-2570	N947	A	19
	Resident		1488 Rockville Pike		Rockville	MD	20852-0000			
04-00145277	Washington Metropolitan Area	Transit Authority	600 5th Street, NW		Washington	DC	20001	N156		
04-03629774	Washington Metropolitan Area	Transit Authority	600 5th Street, NW		Washington	DC	20001-2610	N313	B	1
	Resident		1700 Chapman Avenue		Rockville	MD	20851			
04-00143347	NB Ventures I LLC		12587 Fair Lakes Circle	#302	Fairfax	VA	22033		4	6
	Resident		1800 Chapman Avenue		Rockville	MD	20852-0000			
04-00143336	NB Ventures I LLC		12587 Fair Lakes Circle	#302	Fairfax	VA	22033		4	5
	Resident		1800 Chapman Avenue		Rockville	MD	20852-0000			
04-00143325	NB Ventures I LLC		12587 Fair Lakes Circle	#302	Fairfax	VA	22033		4	4
	Resident		1800 Chapman Avenue		Rockville	MD	20852-0000			
04-00153095	NB Ventures I LLC		1990 M St., N.W.	Suite 600	Washington	DC	20036		4	2
	Resident		1818 Chapman Avenue		Rockville	MD	20852			
04-00154055	Kevork and S. Tatarian		20214 Peach Grove Lane		Dickerson	MD	20842-9112		4	1
	Resident		1830 Chapman Avenue		Rockville	MD	20852-0000			
04-03781804	JLB Chapman LP	Attn: Bay Miltenberger	3890 West Northwest Hwy.	7th Floor	Dallas	TX	75220-0000		5	15
	Resident		1900 Chapman Avenue		Rockville	MD	20852			
04-03781815	Winchester Homes, Inc.		6905 Rockledge Drive	Suite 800	Bethesda	MD	20817		5	16
	Resident		1902 Chapman Avenue		Rockville	MD	20852			
04-02369862	AM Twinbrook LLC	c/o MRP Realty	3050 K Street, NW	#125	Washington	DC	20007-0000		8	20
	Resident		12300 Twinbrook Parkway		Rockville	MD	20852-0000			
04-00145073	IBX 801 Thompson Realty LLC		11743 Springhaven Ct.		Ellicott City	MD	21042		8	9
	Resident		801 Thompson Avenue		Rockville	MD	20852-0000			

Twinbrook Metroplace
1/28/20

Tax Account No.	Name	Department	Address1	Address2	City	State	PostalCode	Parcel	Block	Lot
04-02232536	1900 Rockville Pike LLC		1900 Rockville Pike		Rockville	MD	20852		8	19
04-00142241	1910 Rockville LLC		2359 Research Court		Woodbridge	VA	22192		7	P1
	Resident		1910 Rockville Pike		Rockville	MD	20852-0000			
04-00142456	Washington Metropolitan Area	Transit Authority	600 5th Street, NW		Washington	DC	20001-2610	P213		
04-00146911	Winterham III LLC		4919 Bethesda Ave.	#200	Bethesda	MD	20814	N153		
	Resident		5951 Halpine Road		Rockville	MD	20851-0000			
04-00152056	T. P. McCormick, et al.		2355 Lewis Avenue		Rockville	MD	20851	N101		1
04-00142321	Tousimis Institute LLC		11504 Stonewood Lane		Rockville	MD	20852			1
	Resident		2211 Lewis Avenue		Rockville	MD	20851-0000			
04-03662871	Montgomery County, Maryland		101 Monroe Street		Rockville	MD	20850-2503		8	P13
	Resident		Wicomico Ave.		Rockville	MD	20852-0000			
04-00079753	5812 Wicomico LLC		700 Kenilworth Drive		Towson	MD	21204		7	18
	Resident		5850 Wicomico Avenue		Rockville	MD	20852-0000			
04-00079764	5812 Wicomico LLC		700 Kenilworth Drive		Towson	MD	21204		7	19
	Resident		5812 Wicomico Avenue		Rockville	MD	20852-0000			
04-02660785	Twinbrook Metro Center I LLC	c/o Greg Munson	12530 Parklawn Drive		Rockville	MD	20852-1702		8	25
04-00079217	Samira S. Ayoub Family Trust	Abdellatif Yousef	19544 Dubarry Drive		Brookeville	MD	20833		8	P19
	Resident		12516 Parklawn Drive		Rockville	MD	20852-0000			
04-00080854	Twinbrook Metro Center I LLC	c/o Greg Munson	12530 Parklawn Drive		Rockville	MD	20852		8	P20
04-00080865	Twinbrook Metro Center I LLC	c/o Greg Munson	12530 Parklawn Drive		Rockville	MD	20852		8	P21
04-00187113	Herbert Kirschenbaum, et al.		200 Rollins Avenue		Rockville	MD	20852		M	28
04-00080763	Washington Air Industrial Park LLC		12529 Parklawn Drive		Rockville	MD	20852-1701		9	P8
04-00080774	Washington Air Industrial Park LLC		12529 Parklawn Drive		Rockville	MD	20852-1701		9	P6
	Resident		12517 Parklawn Drive		Rockville	MD	20852-0000			
04-03629808	Washington Metro Area Trans. Auth.	c/o Twinbrook Comms. Res 1B	4445 Willard Avenue	Suite 400	Chevy Chase	MD	20815	N291	A	2B
	Resident		5700 Fishers Lane		Rockville	MD	20852-1752			
04-03629752	Twinbrook Commons Res. North LLC	c/o JBG Companies	4445 Willard Avenue	Suite 400	Chevy Chase	MD	20815	N197	A	1
	Resident		5751 Fishers Lane		Rockville	MD	20852			
	Multi-unit property: Did not respond to request for unit addresses, 10 copies of notice delivered to the combined front desk of the Terano and Alaire apartments.									
04-00079935	Sea Salt LLC		12600 Twinbrook Parkway		Rockville	MD	20852-1718		A	4
04-00080650	Ardennes Partners LLC	c/o John Davis	1630 Davidson Rd.		McLean	VA	22101	N184	A	P3
	Resident		12500 Ardennes Avenue		Rockville	MD	20852-1714			
04-03599973	Twinard Limited Partnership	c/o Umwest Management, Inc.	8191 Strawberry Lane	Suite 3	Falls Church	VA	22042-1032	N086	E	5
	Resident		12501 Ardennes Avenue		Rockville	MD	20852-1741			
04-00145084	Avalon Twinbrook Station, Inc.	Attn: Tax Department	671 N. Glebe Road	Suite 800	Arlington	VA	22203	N023	E	1
	Resident		12503 Ardennes Ave.		Rockville	MD	20852			
04-00051987	Mayor & Council of Rockville		Maryland Avenue at Vinson		Rockville	MD	20850	N949		P1
04-00146900	Twinbrook Community Church		5906 Halpine Road		Rockville	MD	20851-2409	N091		
04-03629796	Twinbrook Commons Res. North LLC	c/o JBG Companies	4445 Willard Avenue	Suite 400	Chevy Chase	MD	20815	N180	A	2A
	Resident		1100 Higgins Place		Rockville	MD	20852			

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Tax Account No.	Name	Department	Address1	Address2	City	State	PostalCode	Parcel	Block	Lot
	Multi-unit property: Did not respond to request for unit addresses, 10 copies of notice delivered to the combined front desk of the Terano and Alaire apartments.									
04-00142935	Board of Education		850 Hungerford Drive		Rockville	MD	20850	P770		
	Resident		5911 Ridgway Avenue		Rockville	MD	20851-0000			
04-00156692	Twinbrook Station LLC		1616 Rockville Pike	Unit C	Rockville	MD	20852-5620	P175		1
	Resident		5946 Halpine Road		Rockville	MD	20851-0000			
04-02999717	Joshua M. & Melissa M. Sturman		5944 Halpine Road		Rockville	MD	20851-2409			1
04-02999728	Bandele Young		5942 Halpine Road		Rockville	MD	20851-2409			2
04-02999730	Xiao Q. Zhang		5940 Halpine Road		Rockville	MD	20851-2409			3
04-02999741	Mark D. and Stephanie P. Wessel		5938 Halpine Road		Rockville	MD	20851-2409			4
04-02999752	Matthew R. and Jane C. Klinger		5936 Halpine Road		Rockville	MD	20851-2409			5
04-02999763	Benjamin T. Miller		5934 Halpine Road		Rockville	MD	20851-2409			6
04-02999774	Fatmata & Mohamed Sillah		5932 Halpine Road		Rockville	MD	20851-2409			7
04-02999785	Victor T. Joukov, Fedorova Lioudmila		5930 Halpine Road		Rockville	MD	20851-2409			8
04-02999865	Cambridge Walk Homeowners Assn.		9812 Falls Road	#114-301	Potomac	MD	20854			
04-02999796	Dan Eric Ryan and Linda Tsang		5916 Halpine Road		Rockville	MD	20851-2409			9
04-02999808	Dorinda Evans		5918 Halpine Road		Rockville	MD	20851-2409			10
04-02999810	Steven J. Yegher		14412 Weathered Barn Ct.		Darnestown	MD	20874-3300			11
	Resident		5920 Halpine Road		Rockville	MD	20851-0000			
04-02999821	Joyce Nsanjama		5922 Halpine Road		Rockville	MD	20851-2409			12
04-02999832	Michael Spencer	Leigh Spencer	5924 Halpine Road		Rockville	MD	20851			13
04-02999843	Craig H. and Millicent A. Arakawa		5926 Halpine Road		Rockville	MD	20851-2409			14
04-02999854	Ann Everts, et al.		5928 Halpine Road		Rockville	MD	20851-2409			15
04-03127333	Cambridge Walk II Homeowners Assn. Inc.		216 Halpine Walk Court		Rockville	MD	20851-2403			
04-03127504	Asim Okur		203 Halpine Walk Court		Rockville	MD	20851-2400			32
04-03127492	Richard E. Brown		205 Halpine Walk Court		Rockville	MD	20851-2400			31
04-03127481	Wei Shau Ming, Cichy Michal K		207 Halpine Walk Court		Rockville	MD	20851-2400			30
04-03127470	Patrick James & Vickie Choe Kessler		209 Halpine Walk Court		Rockville	MD	20851-2400			29
04-03127468	Joshua B. Malkin, Yukiko Hayashi Malkin		211 Halpine Walk Court		Rockville	MD	20851-2400			28
04-03127457	Olga Nielsen, Eric Nielsen		215 Halpine Walk Court		Rockville	MD	20851-2400			27
04-03127446	Marina Budzynski		217 Halpine Walk Court		Rockville	MD	20851-2400			26
04-03127435	Paul E. Folkers, Deanne L. Weber		6901 NW 47th Terrace		Gainesville	FL	32653			25
	Resident		219 Halpine Walk Court		Rockville	MD	20851-2400			
04-03127424	George Liechti, Meera Murgai		221 Halpine Walk Court		Rockville	MD	20851			24
04-03127355	Jeanne R. Nathan, Trustee U/RA		204 Halpine Walk Court		Rockville	MD	20851-2403			17
04-03127388	Michelle A. Lebling	c/o Michelle L. Camp	15412 Quail Run Drive		Darnestown	MD	20878			20
	Resident		210 Halpine Walk Court		Rockville	MD	20851-2403			
04-03127402	Mansoor Qureshi Rev. Trust		17509 Nesbitt Farm Lane		Sandy Spring	MD	20860-1321			22
	Resident		214 Halpine Walk Court		Rockville	MD	20851-2403			
04-03127390	Jiali Li		212 Halpine Walk Court		Rockville	MD	20851-2403			21
04-03127344	Bahram Bahramian		202 Halpine Walk Court		Rockville	MD	20851-2403			16
04-03127413	William C. Nickel, et al.		216 Halpine Walk Court		Rockville	MD	20851-2403			23
04-03127366	Zhao Li		206 Halpine Walk Court		Rockville	MD	20851-2403			18
04-03127377	Gary Cheng, Tina Nguyen		5230 Tuckerman Lane	#709	Rockville	MD	20852-0000			

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Tax Account No.	Name	Department	Address1	Address2	City	State	PostalCode	Parcel	Block	Lot
	Resident		208 Halpine Walk Court		Rockville	MD	20851-2403			
04-02807174	Mahmood Gholizadeh		1513 Templeton Place		Rockville	MD	20852-1441		A	108
04-02807185	Alexander and Milena Kirilyuk		1515 Templeton Place		Rockville	MD	20852-1441		A	109
04-02807196	Vladimir Kuznetsov and Anna Ivshina		1517 Templeton Place		Rockville	MD	20852-1441		A	110
04-02807208	Gloria R. Moreno, Tr.		1519 Templeton Place		Rockville	MD	20852-1441		A	111
04-02807163	Alexander C-C. Huang, et al.		8312 Larkmeade Terrace		Potomac	MD	20854-2788		A	107
	Resident		1509 Templeton Place		Rockville	MD	20852-0000			
04-02807152	Chung H. Luoduh and Sean Luo		210 Virginia Avenue		Rockville	MD	20850		A	106
	Resident		1507 Templeton Place		Rockville	MD	20852-1441			
04-02807141	Richard Chow and Pei Pei Zheng		19008 Noble Oak Drive		Germantown	MD	20874		A	105
	Resident		1505 Templeton Place		Rockville	MD	20852-1441			
04-02807130	Margit Gerdi Silva		1503 Templeton Place		Rockville	MD	20852-1441		A	104
04-02807128	Yumi Jin		1501 Templeton Place		Rockville	MD	20852-1441		A	103
04-02807210	Dembeigh Baltimore LLC		1523 Templeton Place		Rockville	MD	20852-1441		A	112
04-02807221	Motha Guy, et al., Trustee		5820 Tanglewood Drive		Bethesda	MD	20817-6044		A	113
	Resident		1525 Templeton Place		Rockville	MD	20852-1441			
04-02807232	Joshua L. Kocin		1527 Templeton Place		Rockville	MD	20852-1441		A	114
04-02807243	Tariq Husain, et al.		11302 Coral Gables Drive		North Potomac	MD	20878-3803		A	115
	Resident		1529 Templeton Place		Rockville	MD	20852-0000			
04-02807254	Mark D. Cooney, Esmer D. Kanya		1533 Templeton Place		Rockville	MD	20852-1441		A	116
04-02807265	Yung-Ao and N. Hsieh		1535 Templeton Place		Rockville	MD	20852		A	117
04-02807276	Viktor Buyanov		1537 Templeton Place		Rockville	MD	20852-1442		A	118
04-02807287	Gavin N. Suares, Marushka Silveira		1539 Templeton Place		Rockville	MD	20852-1442		A	119
04-02807298	Jong Hwan Park and Mi Yun Young		1541 Templeton Place		Rockville	MD	20852-1442		A	120
04-02643688	Woodmont Overlook HOA, Inc.	c/o Abaris Realty, Inc.	7811 Montrose Road	Suite 110	Potomac	MD	20854			
04-02480481	Woodmont Overlook HOA, Inc.	c/o Abaris Realty, Inc.	7811 Montrose Road	Suite 110	Potomac	MD	20854		A	
04-02807117	Woodmont Overlook HOA, Inc.	c/o Abaris Realty, Inc.	7811 Montrose Road	Suite 110	Potomac	MD	20854		A	
04-02807367	Sharmin Ahmad		2432 E. Gate Drive		Silver Spring	MD	20906-2207		A	127
	Resident		1559 Templeton Place		Rockville	MD	20852-1442			
04-02807378	Yakov Zolotarev, Inna Khudoley		1561 Templeton Place		Rockville	MD	20852-1442		A	128
04-02807380	Jyh-Lee Lu		11924 Roan Lane		North Potomac	MD	20878		A	129
	Resident		1563 Templeton Place		Rockville	MD	20852-1442			
04-02807391	Bustamante Ivan Alonso Garcia	Garcia Yolima E Romero	1565 Templeton Place		Rockville	MD	20852-1442		A	130
04-02807403	Gyeasook Kim		1567 Templeton Place		Rockville	MD	20852-1442		A	131
04-02807414	Melou Maximilien Kaffo, Tene Line Alvine Mafotsing		1569 Templeton Place		Rockville	MD	20852-1442		A	
04-02865486	Woodmont Overlook HOA, Inc.	c/o Abaris Realty, Inc.	7811 Montrose Road	Suite 110	Potomac	MD	20854		A	
04-02807356	Edward J. Lu		8916 Holly Leaf Lane		Bethesda	MD	20817-2653		A	126
	Resident		1555 Templeton Place		Rockville	MD	20852-1442			
04-02807345	Vada Perkins		1553 Templeton Place		Rockville	MD	20852-1442		A	125
04-02807334	Ronaldo Iachan		1551 Templeton Place		Rockville	MD	20852-1442		A	124
04-02807323	Soheili Abolfazl Kamran Trustee		11350 Hollowstone Drive		Rockville	MD	20852		A	123
	Resident		1549 Templeton Place		Rockville	MD	20852-1442			
04-02807312	Morris M. Faierstein and Ruth A. Faierstein		1547 Templeton Place		Rockville	MD	20852-1442		A	122
04-02807301	Xianbin Wu, Hao Xiaohe		266 Congressional Lane	#204	Rockville	MD	20852		A	121
	Resident		1545 Templeton Place		Rockville	MD	20852-1442			
04-02824921	Woodmont Station Assoc. LLP		11804 Danville Dr.		Rockville	MD	20852		3	6

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Tax Account No.	Name	Department	Address1	Address2	City	State	PostalCode	Parcel	Block	Lot
	Resident		1319 Rockville Pike		Rockville	MD	20852-0000			
04-00199224	Anita L. Robbins		1917 Lewis Avenue		Rockville	MD	20851-2225		G	24
04-00202094	Jose Portillo		1919 Lewis Avenue		Rockville	MD	20851-2223		G	23
04-00201886	Mariluz M. Ortega		1921 Lewis Avenue		Rockville	MD	20851-2223		G	22
04-00200062	Lisa C. Howard, et al.		1923 Lewis Avenue		Rockville	MD	20851-2223		G	21
04-00199623	Michael F. and A. L. Jones		1925 Lewis Avenue		Rockville	MD	20851		G	20
04-00200335	Steven Richard Miller		1927 Lewis Avenue		Rockville	MD	20851-2223		G	19
04-00199920	James A. and J. D. Routh		1929 Lewis Avenue		Rockville	MD	20851		G	18
04-00200836	Joshua Asaka, Janice Asaka, et al.		1931 Lewis Avenue		Rockville	MD	20851-2223		G	17
04-00199656	Jose Alfonso Beltran		1933 Lewis Avenue		Rockville	MD	20851-2223		G	16
04-00199406	Teresa A. Halsell and Jeffrey J. Jaeger		1927 Stanley Ave.		Rockville	MD	20851		G	15
	Resident		1935 Lewis Avenue		Rockville	MD	20851			
04-00200610	David B. and M. G. Hayes		1937 Lewis Avenue		Rockville	MD	20851		G	14
04-00199645	Maura A. Barrientos		1939 Lewis Avenue		Rockville	MD	20851-2223		G	13
04-00201864	Nineli and Kevin Murphy		1941 Lewis Avenue		Rockville	MD	20851-2223		G	12
04-00199816	Andree Nilsson		15007 Eardley Court		Silver Spring	MD	20906-1719		G	11
	Resident		1943 Lewis Avenue		Rockville	MD	20851			
04-00201911	Robbin M. Morton		1945 Lewis Avenue		Rockville	MD	20851-2223		G	10
04-00200038	Brigitta Mullican, Elizabeth Anne Garrison		1947 Lewis Avenue		Rockville	MD	20851		G	9
04-00201170	Pedro Gutierrez		1949 Lewis Avenue		Rockville	MD	20851-2223		G	8
04-00201077	Danilo R. and E.B. Bengero		1951 Lewis Avenue		Rockville	MD	20851-2223		G	7
04-00201294	Norland Jeramy Ray	Norland Shannon Pfeiffer	1953 Lewis Avenue		Rockville	MD	20851-2223		G	6
04-00199565	Richard R. Chambergo & J. Siuce Pelaya		1955 Lewis Avenue		Rockville	MD	20851-2223		G	5
04-00201567	Aaron B. & Jaime L. Hawkins		1957 Lewis Avenue		Rockville	MD	20851-2223		G	4
04-00201636	Joanna J. Sine, et al.		1959 Lewis Avenue		Rockville	MD	20851-2223		G	3
04-00200882	Maria Estrada		1961 Lewis Avenue		Rockville	MD	20851-2223		G	2
04-00199018	Sahzene Yavuz		7815 SW 19th Place		Gainesville	FL	32607-3429		G	1
	Resident		1963 Lewis Avenue		Rockville	MD	20851-2223			
04-00199793	Carol J. Graham		Box 7371		Olympia	WA	98507		O	
04-00199782	Sahzene Yavuz		7815 SW 19th Place		Gainesville	FL	32607-3429		O	
04-00200778	Sahzene Yavuz		7815 SW 19th Place		Gainesville	FL	32607-3429		O	P1
04-00199953	Kirkor & S. Cimen		2101 Lewis Avenue		Rockville	MD	20851-2331		O	P1
04-00200370	James E. Houston, et al. Tr.		2103 Lewis Avenue		Rockville	MD	20851-2331		O	2
04-00201990	Tousimis Institute LLC		11504 Stonewood Lane		Rockville	MD	20852		O	3
	Resident		2105 Lewis Avenue		Rockville	MD	20851-2331			
04-00200277	Dionisio Rivera		2107 Lewis Avenue		Rockville	MD	20851-2331		O	4
04-00202196	Jose E. Andino, et al.		2109 Lewis Avenue		Rockville	MD	20851		O	5
04-02643928	Allan C. Shipp		1335 Templeton Place		Rockville	MD	20852-1424			117
04-02643917	Haoying Wang and Yunxiang Su		1337 Templeton Place		Rockville	MD	20852-1424			176
04-02643906	Jose M. Riberio Trustee and Adriana Magalini Trustee		1339 Templeton Place		Rockville	MD	20852-1424			175
04-02643894	Nancy N. Soong		7901 Declaration Lane		Potomac	MD	20854-3702			175
	Resident		1341 Templeton Place		Rockville	MD	20852-1432			
04-02643883	David W. Sullivan		1343 Templeton Place		Rockville	MD	20852-1432			173
04-02643872	James Bovard		1345 Templeton Place		Rockville	MD	20852-1432			172
04-02643861	JGC Trust LLC, MCC Trust LLC		95101 Whistling Duck Circle		Fernandina Beach	FL	32034			171
	Resident		1347 Templeton Place		Rockville	MD	20852			

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Tax Account No.	Name	Department	Address1	Address2	City	State	PostalCode	Parcel	Block	Lot
04-02643850	Sora Lee		1349 Templeton Place		Rockville	MD	20852-1432			170
04-02643848	Chris P. Koo		1353 Templeton Place		Rockville	MD	20852-1432			169
04-02643837	Diaz Lelys Ileana Dinarte	Liriano Faruk Miguel	1355 Templeton Place		Rockville	MD	20852-1432			168
04-02643826	Amir Ahrari and Azadeh Keshtgar		1357 Templeton Place		Rockville	MD	20852			167
04-02643815	Shakum M. & Rajat Malik		12516 Noble Court		Potomac	MD	20854-1449			166
	Resident		1359 Templeton Place		Rockville	MD	20852-1432			
04-02643804	Cheng-H & J-C Tseng		1361 Templeton Place		Rockville	MD	20852			165
04-02643792	Chi C. Lam & Lui Si		1363 Templeton Place		Rockville	MD	20852-1432			164
04-02643941	Kia Vaziri & Saba Morshed		10517 Tyler Terrace		Potomac	MD	20854			179
	Resident		1329 Templeton Place		Rockville	MD	20852-1424			
04-02643952	Guang Gao		1327 Templeton Place		Rockville	MD	20852-0000			180
04-02643963	Patrick V. King		1323 Templeton Place		Rockville	MD	20852			181
04-02643974	Sahar F. Siddiqui & Javed Mohsin		1321 Templeton Place		Rockville	MD	20852-1424			182
04-02643985	Youngok Lim		1319 Templeton Place		Rockville	MD	20852-1424			183
04-02643996	Bonny Meng Hsien Tsai et al.		1317 Templeton Place		Rockville	MD	20852-1424			184
04-02644001	Cho Hyunjin	Jauwei Stephen	1315 Templeton Place		Rockville	MD	20852-1424			185
04-02644056	Jamali Fariba	Jamali Ali	1309 Templeton Place		Rockville	MD	20852			190
	Resident		1309 Templeton Place		Rockville	MD	20852-1429			
04-02644045	Phan Ngoc Tran and Robin Tran		1307 Templeton Place		Rockville	MD	20852			189
04-02644034	Shakuntala Munshi Malik and Rajat P. Malik		12516 Noble Court		Potomac	MD	20854			188
	Resident		1305 Templeton Place		Rockville	MD	20852-1429			
04-02644023	Hunt Joshua S		1303 Templeton Place		Rockville	MD	20852-1429			187
04-02644012	Esmeralda Florez-Prieto		1301 Templeton Place		Rockville	MD	20852-1429			186
04-02643781	Government of Chile	c/o the Army Mssn of Chile	2174 Wisconsin Ave., NW		Washington	DC	20007-2280			163
	Resident		1367 Templeton Place		Rockville	MD	20852			
04-02643770	Zhang Peng		1369 Templeton Place		Rockville	MD	20852-1433			162
04-02643768	Joseph C. Y. Wang		1371 Templeton Place		Rockville	MD	20852			161
04-02643757	Dezfuli Amin	Kaner Papatya	1373 Templeton Place		Rockville	MD	20852-1433			160
04-02643746	Christopher Warner		1375 Templeton Place		Rockville	MD	20852			159
04-02643735	Navid Golpayegani		1403 Templeton Place		Rockville	MD	20852-1422			158
	Resident		1377 Templeton Place		Rockville	MD	20852-1422			
04-02643724	Chi K. Wu & Xu Jiali		7704 Barnum Road		Bethesda	MD	20817-2017			157
	Resident		1381 Templeton Place		Rockville	MD	20852			
04-02643713	David Roberts & Diana Roberts		1383 Templeton Place		Rockville	MD	20852			156
04-02643702	Eliezer Etzyon, et al. Trustee		11623 Regency Drive		Potomac	MD	20854-3737			155
	Resident		1385 Templeton Place		Rockville	MD	20852			
04-02643690	JGC Trust LLC, MCC Trust LLC		95101 Whistling Duck Circle		Fernandina Beach	FL	32034			154
	Resident		1387 Templeton Place		Rockville	MD	20852			
04-02480630	Dean L. & F.B. Dwigans		CMR 409 Box 54		APO	AE	09053-0001			148
	Resident		1413 Templeton Place		Rockville	MD	20852-1422			
04-02480628	Allan S. Noonan Trust UR/T and Martha Prescod Noonan Trust		603 Nicholas Lane		Cockeysville	MD	21030			147
	Resident		1415 Templeton Place		Rockville	MD	20852			
04-02480617	Christine L. Rinehart		1417 Templeton Place		Rockville	MD	20852-1422			146
04-02480606	Satya P. & Anjali Singh		1419 Templeton Place		Rockville	MD	20852-1423			145
04-02480594	Guy Motha, et al. Trustee		5820 Tanglewood Drive		Bethesda	MD	20817-6044			144

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Tax Account No.	Name	Department	Address1	Address2	City	State	PostalCode	Parcel	Block	Lot
	Resident		1421 Templeton Place		Rockville	MD	20852-1423			
04-02480685	Huaning Wang		1401 Templeton Place		Rockville	MD	20852-1422			153
04-02480674	Farzaneh Nasehi, et al.		1403 Templeton Place		Rockville	MD	20852-1422			152
04-02480663	Edward T. Chan		1405 Templeton Place		Rockville	MD	20852-1422			151
04-02480652	Pais Kevin Martin	D Souza Alma Fiona	1407 Templeton Place		Rockville	MD	20852		A	150
	Resident		1407 Templeton Place		Rockville	MD	20852			
04-02480641	Wendy Jill Steinberg, Rev. Trust		1409 Templeton Place		Rockville	MD	20852-1422		A	149
04-02480537	Yang Chien Min	You Lulin	209 Evans Street		Rockville	MD	20850-2820		A	138
	Resident		1437 Templeton Place		Rockville	MD	20852-1423			
04-02480526	Vladimir A. & Y.G. Sadkov		1439 Templeton Place		Rockville	MD	20852-1423		A	137
04-02480515	Min Gao		1441 Templeton Place		Rockville	MD	20852		A	136
04-02480504	Chung-Chi & J.P.M. Lu		8916 Holly Leaf Lane		Bethesda	MD	20817-2653		A	135
	Resident		1443 Templeton Place		Rockville	MD	20852			
04-02480492	Li-Ming & Hsiu-Chu Tai		1445 Templeton Place		Rockville	MD	20852		A	134
04-02480583	You Family Trust		10415 Paseo DeLinda		San Diego	CA	92127		A	143
	Resident		1425 Templeton Place		Rockville	MD	20852			
04-02480572	Chukweumeka O. & Claudia C. Okeke		1427 Templeton Place		Rockville	MD	20852-1423		A	142
04-02480561	Meinzer Oliver		1429 Templeton Place		Rockville	MD	20852-1423		A	141
04-02480548	Jose A. and Patricia Diaz		1433 Templeton Place		Rockville	MD	20852-1423		A	139
04-00169216	Karin Weng		5901 Halpine Road		Rockville	MD	20851-2410		B	24
04-00170135	Marta C. Youth and Howard M. Youth		4514 Gretna St.		Bethesda	MD	20814		B	1
	Resident		5900 Holland Road		Rockville	MD	20851			
04-00169694	Vinod G. Viragi & V. Sandhya		5809 Halpine Road		Rockville	MD	20851-2408		C	4
04-00169810	Mieczyslaw Karamanski et al.		5807 Halpine Road		Rockville	MD	20851-2408		C	5
04-00169307	Cheryl D. Ricker et al.		12603 Ardennes Avenue		Rockville	MD	20851		C	3
04-00169444	Mondschein Jared	Piotrowski Paulina	6 Alsace Lane		Rockville	MD	20851-0000		C	7
04-00169273	Angela A. & Saul Vaszuez		12701 Ardennes Avenue		Rockville	MD	20851		C	2
04-00169637	Montgomery K.Fisher & Juliana T. Luke		12703 Ardennes Avenue		Rockville	MD	20851-1903		C	1
04-00169763	Forrest L. & J.N. Miller		7 Alsace Lane		Rockville	MD	20851		C	6
04-00169568	Kelley P. Weld		12700 Ardennes Avenue		Rockville	MD	20851-1902		A	1
04-00212594	Thein H. Oo & Kyaw Win Thiri		5900 Vandegrift Avenue		Rockville	MD	20851-1940		7	14
04-00216023	Maria C. Romero & Francis Romero		5903 Vandegrift Avenue		Rockville	MD	20851		8	26
04-00217415	Goldie Bradson Allan	Panettieri Angelina Marie	5904 Ridgeway Avenue		Rockville	MD	20851-0000		8	2
04-00212867	Robert M. & Eina M. Webb		4427 Chestnut Lane		Rockville	MD	20853-1402		8	3
	Resident		5906 Ridgway Avenue		Rockville	MD	20851			
04-00216125	Thomas & Katherine P. Nettle		5924 Lemay Road		Rockville	MD	20851-2326		P	15
04-00214811	Thomas Clifford, et al.		5926 Lemay Road		Rockville	MD	20851		P	16
04-00220845	Giselle Betty Hersh		5927 Lemay Road		Rockville	MD	20851-2327		O	29
04-00218955	Lin-Chu & S-C Chen		5929 Lemay Road		Rockville	MD	20851		O	30
04-00200951	Edward R. & L.M. Baggott		2002 Rockland Avenue		Rockville	MD	20851-2212		A	2
04-00200095	Community Minitries of Rockville, Inc.		1010 Grandin Avenue	Suite A-1	Rockville	MD	20853		A	3
	Resident		2004 Rockland Avenue		Rockville	MD	20851-2212			
04-00202117	John N. & E. Wilkerson		2001 Rockland Avenue		Rockville	MD	20851		D	1
04-00201820	Musa Ghulam & Bibi Rukhtaja		2003 Rockland Avenue		Rockville	MD	20851-2213		D	2
04-00200288	Donald H. & Dolores J. Manley, et al		2000 Gainsboro Road		Rockville	MD	20851		D	15
04-00199337	Werra E. Crouse, et al.		1302 Halsey Road		Rockville	MD	20851-2218		I	20

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Tax Account No.	Name	Department	Address1	Address2	City	State	PostalCode	Parcel	Block	Lot
04-00199042	Leonard M. Burton and Tanya M. Burton		1914 Henry Road		Rockville	MD	20851-2219		L	1
04-00201044	Tianhong Xu & Zhaoxia Dong		1913 Henry Road		Rockville	MD	20851		J	27
04-00201545	Van Thi Hong Do & Phuc Phung Ta		1911 Henry Road		Rockville	MD	20851		J	26
04-00201090	Jesse Jihhune Schaffert		1906 Valley Stream Drive		Rockville	MD	20851		J	16
04-00201215	Paul G. Resignato Inter Vivos Trust	c/o Elaine A. Booth TTG	1305 Shaker Woods Road		Herndon	VA	20170		J	17
	Resident		1904 Valley Stream Drive		Rockville	MD	20851			
04-00201740	Alexander & Dalila Lazo		1907 Valley Stream Drive		Rockville	MD	20851-2330		I	18
04-00200654	Ana F. Lopez		1905 Valley Stream Drive		Rockville	MD	20851-2230		I	19
04-00198834	Carlos E. Garcia		3 Stanley Court		Rockville	MD	20851-2228		I	5
04-00199587	Amilcar N. Gaitan and Jessika M. M. Moratava		2 Stanley Court		Rockville	MD	20851-2228		I	4
04-00200313	Rita Miller		4816 Drummond Avenue		Chevy Chase	MD	20815		I	3
	Resident		1 Stanley Court		Rockville	MD	20851			
04-00199554	Santos M. Gaitan et al.		1906 Stanley Avenue		Rockville	MD	20851-2224		I	2
04-00201033	Jose R. & J.T. Vega		1909 Stanley Avenue		Rockville	MD	20851		H	35
04-00199884	Patricia S. Raymond		1908 Lewis Avenue		Rockville	MD	20851		H	37
04-00201818	Penghui Yang & Liu Jingfeng		1915 Lewis Avenue		Rockville	MD	20851		G	25
04-00202185	Jose A. Amaya & Maria De La Paz Amaya		1907 Stanley Avenue		Rockville	MD	20851-2225		H	38
04-02643930	Shahin Shojai	c/o Mr. Mahyar Zadeh	P.O. Box 58956		Potomac	MD	20859-9056			178
	Resident		1331 Templeton Place		Rockville	MD	20852-1424			
04-02480550	Xiaohan Hu & Xiaoxue He		1431 Templeton Place		Rockville	MD	20852-1423		A	140
04-00201738	Nantais Joel D & Nantais Holly Ann		1915 Henry Rd.		Rockville	MD	20851		J	28
04-00199714	Bittner Cloyd A & B A		1917 Henry Rd.		Rockville	MD	20851		J	29
04-00198925	Maldonado Jeannet et al.		1919 Henry Rd.		Rockville	MD	20851-2220		J	30
04-00201578	Tuyet Thi Phung and Hung Huu Nguyen		1921 Henry Rd.		Rockville	MD	20851		J	31
04-00199304	Alderson Lisa		1923 Henry Rd.		Rockville	MD	20851-0000		J	32
04-00201897	Webber William & N		1925 Henry Rd.		Rockville	MD	20851		J	33
04-00201363	Hernan Douglas J & C H		1927 Henry Rd.		Rockville	MD	20851		J	34
04-00202026	Greenberg Scott A et al.		1929 Henry Rd.		Rockville	MD	20851-2220		J	35
04-00201055	Lin Baoming & Guoying Zheng		1931 Henry Rd.		Rockville	MD	20851-2220		J	36
04-00200153	Anderson Matthew Scott		1933 Henry Rd.		Rockville	MD	20851-2220		J	37
04-00198960	Yakeem Harshan I & Samantha P. Wellage		1935 Henry Rd.		Rockville	MD	20851		J	1
04-00199361	Medina Osmar & Ana		2008 Stanley Ave.		Rockville	MD	20851-2226		J	2
04-00201487	Wong Mei H		2006 Stanley Ave.		Rockville	MD	20851		J	3
04-00200825	Kazimirov Dmitry, Tretyakova Elvira		2004 Stanley Ave.		Rockville	MD	20851		J	4
04-00200530	Louguit Mohammaed	Louguit Rkia	2002 Stanley Ave.		Rockville	MD	20851		J	5
04-00199281	Hu Yufei		7100 Ora Glen Ct.		Greenbelt	MD	20770-2112		J	6
	Resident		2000 Stanley Ave.		Rockville	MD	20851-2226			
04-00201432	Sara E. Reef, Tal Shahar		1924 Valley Stream Dr.		Rockville	MD	20851-0000		J	7
04-00201501	Rosoff Gregor A		1674 Marina Ct.	Apt. D	San Mateo	CA	94403-1682		J	8
	Resident		1922 Valley Stream Dr.		Rockville	MD	20851-2229			
04-00198787	Jayatilake Chaminda I & Hemali M Rajapakshe		1920 Valley Stream Dr.		Rockville	MD	20851-2229		J	9
04-00200368	McCullough James D TR		1918 Valley Stream Dr.		Rockville	MD	20851-2229		J	10
	Resident		1918 Valley Stream Dr.		Rockville	MD	20851-1140			
04-00200791	Duffy Michael J & T A		1916 Valley Stream Dr.		Rockville	MD	20851		J	11
04-00201591	Wagner Reenie		1914 Valley Stream Dr.		Rockville	MD	20851-2229		J	12
04-00201603	Fernz Edith C Trustee		1912 Valley Stream Dr.		Rockville	MD	20851-2229		J	13

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04-00201421	Langbayan Ivy P		1910 Valley Stream Dr.		Rockville	MD	20851-2229		J	14
04-00201204	Boeckel David R, Fernz Edith		665 SW Tanglewood Cir		McMinnville	OR	97128-5841		EYE	17
	Resident		1909 Valley Stream Dr.		Rockville	MD	20851-2230			
04-00199086	Brucal Roger M, Brucal Mark Gregory S		1911 Valley Stream Dr.		Rockville	MD	20851-2230		EYE	16
04-00201088	Clark James W et al.		1913 Valley Stream Dr.		Rockville	MD	20851-2230		EYE	15
0400201693	Kumar Jatinder & V		9809 Korman Ct.		Potomac	MD	20854-2042		EYE	14
	Resident		1915 Valley Stream Dr.		Rockville	MD	20851-0000			
04-00199634	Bright House LLC		14328 Platinum Dr.		North Potomac	MD	20878		EYE	13
	Resident		1917 Valley Stream Dr.		Rockville	MD	20851-2230			
04-00198993	Breslyn Wayne G et al.		1916 Stanley Ave.		Rockville	MD	20851-2232		EYE	12
04-00200450	Vernyns Sien Celine	Vernenkar Prasanna K	4974 Cloister Drive		Rockville	MD	20852		EYE	11
	Resident		1914 Stanley Ave.		Rockville	MD	20851-2232			
04-00200494	Li Yu Xing, Wu Amy Q		1912 Stanley Ave.		Rockville	MD	20851-2232		EYE	10
04-00198867	Carter Richard H & K R		1910 Stanley Ave.		Rockville	MD	20851-2232		EYE	9
04-00200687	Chen De Fu & Bi Yin Li		1908 Stanley Ave.		Rockville	MD	20851-2232		EYE	8
04-00200643	Sun Suan Hua Juan		5 Stanley Ct.		Rockville	MD	20851-2228		EYE	7
04-00200767	Solis Neri		4 Stanley Ct.		Rockville	MD	20851-2228		EYE	6
04-00199758	Sanchez Efren A & Ana G		2000 Lewis Ave.		Rockville	MD	20851-2328		F	7
04-00199430	Ma Kaizong & Fengzhen Yan		1103 Matthews Dr.		Rockville	MD	20851-2337		F	8
04-00200302	Oscanoa Jose & Carmen Ticse		2001 Stanley Ave.		Rockville	MD	20851-2227		F	1
04-00199964	Sbalcio Ian T	Hiser Breanne A	2003 Stanley Ave.		Rockville	MD	20851		F	2
04-00202141	Chan Wai Man Isaac, Poon Yun Fong		2005 Stanley Ave.		Rockville	MD	20851		F	3
04-00201977	Pan Deyun		1102 Brooke Dr.		Rockville	MD	20851-2322		F	4
04-00199007	Riddle Larry S		2004 Lewis Ave.		Rockville	MD	20851		F	5
04-00198823	Lo Ging S & Barbara T		302 Meadow Hall Dr.		Rockville	MD	20851		F	6
	Resident		2002 Lewis Ave.		Rockville	MD	20851-0000			
04-00198971	Xie Guoqiang		19401 Battleridge Way		Gaithersburg	MD	20886		E	9
	Resident		2100 Stanley Ave.		Rockville	MD	20851-2342			
04-00199805	Kyaw Win May, Han Khin Kyaw		1203 Matthews Dr.		Rockville	MD	20851		E	8
04-00199931	Ariaza George L, Ayala Sonia et al.		1205 Matthews Dr.		Rockville	MD	20851-0000		E	7
04-00199840	RBL Ventures LLC		9710 Traville Gateway Dr.	#295	Rockville	MD	20850		E	6
	Resident		1301 Matthews Dr.		Rockville	MD	20851			
0400198903	Kim Shana, Chu Andrew		1303 Matthews Dr.		Rockville	MD	20851-2348		E	5
04-00199326	Martin Brian W & V H		1401 Matthews Dr.		Rockville	MD	20851		E	4
04-00199075	Jake J. Luo and Xin Qin Li		1403 Matthews Dr.		Rockville	MD	20851		E	3
04-00200712	Miller Cathy		1405 Matthews Dr.		Rockville	MD	20851		E	2
04-00200701	Nguyen Kim-Van T, Dang Hai-Anhn H		716 N. Wakefield St.		Arlington	VA	22203		E	1
	Resident		2101 Rockland Ave.		Rockville	MD	20851-2317			
04-00199667	Freel Jerald L & P A		2102 Stanley Ave.		Rockville	MD	20851		E	10
04-00198798	Lerman Michael et al.		1202 Brooke Dr.		Rockville	MD	20851-2324		E	11
04-00202174	Garcia Efraim & Kenia E		1204 Brooke Dr.		Rockville	MD	20851-2324		E	12
04-00199736	Holmes Geraldine Thomas		1206 Brooke Dr.		Rockville	MD	20851-2324		E	13
04-00200858	Kessinger Teresa A		1208 Brooke Dr.		Rockville	MD	20851-2324		E	14
04-00199417	Holdridge David V		4553 Windsor Ln.		Bethesda	MD	20814-4724		E	15
	Resident		1210 Brooke Dr.		Rockville	MD	20851-0000			
04-00201374	Saenz Christian P		1212 Brooke Dr.		Rockville	MD	20851		E	16

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Tax Account No.	Name	Department	Address1	Address2	City	State	PostalCode	Parcel	Block	Lot
04-00198856	Diamond Elizabeth Margaret, Keller Paul Alan		1201 Brooke Dr.		Rockville	MD	20851		Q	1
04-00200016	Villegas Basilio & Maria M. Garcia		1203 Brooke Dr.		Rockville	MD	20851-2325		Q	2
04-00200437	Villegas Andrea N, Villegas Basilio		1205 Brooke Dr.		Rockville	MD	20851-2325		Q	3
04-00201875	Trimble Franklin D & S A		1207 Brooke Dr.		Rockville	MD	20851		Q	4
04-00199691	Ramos Rosa		1209 Brooke Dr.		Rockville	MD	20851-2325		Q	5
04-00200073	Phongsuwan James A et al.		1211 Brooke Dr.		Rockville	MD	20851-2325		Q	6
04-00202037	Dougherty Onalee C & William R		2203 Rockland Ave.		Rockville	MD	20851-2319		Q	7
04-00199862	Germann Sharon Lee		2205 Rockland Ave.		Rockville	MD	20851		Q	8
04-00199827	Duval William L & Elizabeth Glenn		2207 Rockland Ave.		Rockville	MD	20851-2319		Q	9
04-00199213	Perera Laknesh P & Lakmali S Cooray		2209 Rockland Ave.		Rockville	MD	20851-2319		Q	10
04-00201226	Chiu Tat O & Li Min Deng		2208 Stanley Ave.		Rockville	MD	20851		Q	11
04-00199064	Bazyluk Bogdan		2206 Stanley Ave.		Rockville	MD	20851-2344		Q	12
04-00201853	Henehan Patrick, Elman Taryn		2204 Stanley Ave.		Rockville	MD	20851-0000		Q	13
04-00198776	Seneviratne George Neil & Bernadeen N Seneviratne		2202 Stanley Ave.		Rockville	MD	20851-2344		Q	14
04-00199177	Diaz Beti & Reinaldo		1105 Brooke Dr.		Rockville	MD	20851-2323		P	3
04-00200940	Vasquez Edilberto & B M		2203 Stanley Ave.		Rockville	MD	20851-2345		P	4
04-00200131	Srinivasan Vijayaraghavan S, Anath Rukmini		2205 Stanley Ave.		Rockville	MD	20851-2345		P	5
04-00199612	Willis Paul M Jr, Willis Marisa		2207 Stanley Ave.		Rockville	MD	20851-2345		P	6
04-00201647	Kiser Gary G & C A		2209 Stanley Ave.		Rockville	MD	20851		P	7
04-00200120	Whittle John G & M L		2211 Stanley Ave.		Rockville	MD	20851		P	8
04-00199918	Garcia Jose E		2213 Stanley Ave.		Rockville	MD	20851-2345		P	9
04-00200803	Kim Sang J & Myoung R		2301 Rockland Ave.		Rockville	MD	20851-2321		P	10
04-01778337	Jenkins Willard V Jr. & S E		2303 Rockland Ave.		Rockville	MD	20851		P	25
04-01778326	Zhabyuk Ivan		2305 Rockland Ave.		Rockville	MD	20851-2321		P	24
04-01778315	Heredia Raul, Guerrero Ana Maria		2307 Rockland Ave.		Rockville	MD	20851-2321		P	23
04-01778304	Reisner Paul, GO Jennie		2309 Rockland Ave.		Rockville	MD	20851		P	22
04-01778292	Homgasorn Sutera		2120 Lewis Ave.		Rockville	MD	20851-2330		P	21
	Resident		2311 Rockland Ave.		Rockville	MD	20851-0000			
04-01778281	Ramirez Delmi A		2122 Lewis Ave.		Rockville	MD	20851-2330		P	20
04-01778270	Homgasorn Sutera		2120 Lewis Ave.		Rockville	MD	20851-2330		P	19
04-01778268	Young Chen L & L H Y C		10017 Chartwell Manor Ct.		Potomac	MD	20854-5441		P	18
	Resident		2118 Lewis Ave.		Rockville	MD	20851-0000			
04-01778257	Yang Sarah H		2116 Lewis Ave.		Rockville	MD	20851		P	17
04-01778246	Castro Francisco & T		2114 Lewis Ave.		Rockville	MD	20851-2330		P	27
04-01778235	Pengfeng Yang		2112 Lewis Ave.		Rockville	MD	20851-2330		P	26
04-00153585	Wu Yang		2108 Lewis Ave.		Rockville	MD	20851-2330	P924		
04-00200927	Wu Yang		2108 Lewis Ave.		Rockville	MD	20851-2330		P	14
04-00201580	Ou He Jin		2106 Lewis Ave.		Rockville	MD	20851-2330		P	13
04-00201727	Walker Melvin H & K		2104 Lewis Ave.		Rockville	MD	20851		P	12
04-00201066	Limpuangthip Family LLC		803 Reserve Champion Dr.	#302	Rockville	MD	20850		P	11
	Resident		2102 Lewis Ave.		Rockville	MD	20851-0000			
04-00202015	Watkins Cleveland F		1101 Brooke Dr.		Rockville	MD	20851		P	1
04-00201385	Diaz Beti A & Reinaldo		1103 Brooke Dr.		Rockville	MD	20851-2323		P	2
04-00216898	Poje Tristan Phillip	Bond-Poje Heather Baker	5931 Lemay Rd.		Rockville	MD	20851		O	31
04-00218341	Vasquez Manuel A		5933 Lemay Rd.		Rockville	MD	20851-2327		O	32
04-00214902	Purohit Rajeev	Purohit Sandra	4938 Battery Lane	#5	Bethesda	MD	20814		O	33

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	Resident		5935 Lemay Rd.		Rockville	MD	20851-2327			
04-00216171	Ma Ying, Qi Lin		15219 Water Oak Dr.		Gaithersburg	MD	20878		O	34
	Resident		5937 Lemay Rd.		Rockville	MD	20851-0000			
04-00215531	Ocal Inci et al.		5939 Lemay Rd.		Rockville	MD	20851-2327		O	35
04-00212903	Salazar Sarah L, Salazar Miguel F		5941 Lemay Rd.		Rockville	MD	20851-2327		O	36
04-00219584	Fernandez Denis A		5943 Lemay Rd.		Rockville	MD	20851-2327		O	37
04-00220388	Li Zhidong, Yu Jing		5945 Lemay Rd.		Rockville	MD	20851-2327		O	38
04-00218864	Simak Jan & Olga Simakova		5947 Lemay Rd.		Rockville	MD	20851-2327		O	39
04-00218033	Heping Gong		5949 Lemay Rd.		Rockville	MD	20851		O	40
04-00214252	Flipping Masters LLC		8110 Fort Foote Rd.		Fort Washington	MD	20744		O	41
	Resident		5951 Lemay Rd.		Rockville	MD	20851			
04-00218044	Pelaez Jesus H & Gloria		5953 Lemay Rd.		Rockville	MD	20851-2327		O	42
04-00215473	Yoo Roxanna		5955 Lemay Rd.		Rockville	MD	20851-2327		O	43
04-00215575	Prymak Andrew J, Knight Kelly M		5957 Lemay Rd.		Rockville	MD	20851-2327		O	44
04-00199441	Furr Brenda M et al.		7003 Old Chapel Dr.		Bowie	MD	20715-6001		A	4
	Resident		2006 Rockland Ave.		Rockville	MD	20851-0000			
04-00200426	Arthur H. and Emily L. Lowman		2008 Rockland Ave.		Rockville	MD	20851		A	5
04-00200984	Leahy Michael		2010 Rockland Ave.		Rockville	MD	20851		A	6
04-00201168	Reid Elizabeth A		2012 Rockland Ave.		Rockville	MD	20851		A	7
04-00200290	Lo Ging-Show & Barbara T.		302 Meadow Hall Dr.		Rockville	MD	20851		A	8
	Resident		2014 Rockland Ave.		Rockville	MD	20851-0000			
04-00201807	Simms Lawrence E		2016 Rockland Ave.		Rockville	MD	20851-2212		A	9
04-00201135	Villagomez Armando & E J		2018 Rockland Ave.		Rockville	MD	20851-2212		A	10
04-00200448	Hom Milton G & N D		2020 Rockland Ave.		Rockville	MD	20851-2212		A	11
04-00200916	Thatcher William L Sr & D G		2022 Rockland Ave.		Rockville	MD	20851		A	12
04-00200756	Abreu Nelson M		2200 Rockland Ave.		Rockville	MD	20851-2318		A	13
04-00199133	Costantino Suzanne		2202 Rockland Ave.		Rockville	MD	20851-2318		A	14
04-00199598	Potomac Conference Corp of 7 Day Adven Ch c/o E Ramsay	c/o Carlos Saltos	7906 Glenside Dr.		Takoma Park	MD	20912		A	20
	Resident		2208 Rockland Ave.		Rockville	MD	20851-0000			
04-00199350	Oluyomi John Abayomi		2005 Rockland Ave.		Rockville	MD	20851-2213		D	3
04-00201523	Rivera Martha		2007 Rockland Ave.		Rockville	MD	20851-2213		D	4
04-00201000	Ralph Bobby R & P C		2009 Rockland Ave.		Rockville	MD	20851		D	5
04-00200381	Hamelin George E & S		2011 Rockland Ave.		Rockville	MD	20851		D	6
04-00198914	Ruth Calistrat		2013 Rockland Ave.		Rockville	MD	20851		D	7
04-00201328	Nguyenn Hung et al.		1402 Matthews Dr.		Rockville	MD	20851-2340		D	8
04-00200324	Goldsmith Jonathan C.		2012 Gainsboro Rd.		Rockville	MD	20851-2216		D	9
04-00200118	Pourifarsi Hamid & Nazanin Naseri		2010 Gainsboro Rd.		Rockville	MD	20851-2216		D	10
04-00199315	Huang John		10209 Silver Bell Terrace		Rockville	MD	20850-7407		D	11
	Resident		2008 Gainsboro Rd.		Rockville	MD	20851-0000			
04-00202083	Chang Chien Chung Trustee		20370 Millpond Terrace		Germantown	MD	20876		D	12
	Resident		2006 Gainsboro Rd.		Rockville	MD	20851-2216			
04-00201682	Perry Michael Lee		2004 Gainsboro Rd.		Rockville	MD	20851-2216		D	13
04-00199144	Alcocer Ariel	Valencia Lorennia E	2002 Gainsboro Rd.		Rockville	MD	20851		D	14
04-00200404	Cooper Jennifer		2001 Gainsboro Rd.		Rockville	MD	20851		K	1
04-00199383	Daniels Waitsel W&M		2003 Gainsboro Rd.		Rockville	MD	20851		K	2

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Tax Account No.	Name	Department	Address1	Address2	City	State	PostalCode	Parcel	Block	Lot
04-00201671	Wang Sichun, Brown Michael J et al.		2005 Gainsboro Rd.		Rockville	MD	20851		K	3
04-00202072	Cerritos Virginia A TR		7013 Lemay Rd.		Rockville	MD	20851		K	4
	Resident		2007 Gainsboro Rd.		Rockville	MD	20851-0000			
04-00199532	Linus and Maina Gomes		2009 Gainsboro Rd.		Rockville	MD	20851		K	5
04-00199873	Frampton Paul B & M T		2011 Gainsboro Rd.		Rockville	MD	20851		K	6
04-00201454	Kallas Louis R, Kallas Patricia J.		2013 Gainsboro Rd.		Rockville	MD	20851-0000		K	7
04-00198982	Brantner Nancy I		2015 Gainsboro Rd.		Rockville	MD	20851-2217		K	8
04-00199760	Bridget M. and Al Ehsan Ramazon		2014 Henry Rd.		Rockville	MD	20851		K	9
04-00201465	Ubiera Hipolito ET AL		2012 Henry Rd.		Rockville	MD	20851-2221		K	11
04-00200027	Ramirez Dimas A.		2010 Henry Rd.		Rockville	MD	20851-2221		K	12
04-00201716	Baron Scott A, Baron Christine R		1903 Rockland Ave.		Rockville	MD	20851-2221		K	13
	Resident		2008 Henry Rd.		Rockville	MD	20851-2221			
04-00201614	Wang's Venture 2 LLC		6005 Bucknell Ct.		Clarksburg	MD	21029-1548		K	14
	Resident		2006 Henry Rd.		Rockville	MD	20851-2221			
04-00202004	Ramos Jose Antonio & Sonia Villegas		2004 Henry Rd.		Rockville	MD	20851-2221		K	15
04-00200698	Gartner Rachel, Galginaitis Ryan		2002 Henry Rd.		Rockville	MD	20851		K	16
04-00169205	Zaidi Syed I A & Anjum Jafri		30600 Stratford Dr.		Solon	OH	44139-1984		D	1
	Resident		5927 Holland Rd.		Rockville	MD	20851-0000			
04-00169785	Cerritos Antonio B ET AL	c/o Virginia A. Cerritos	1049 SW Romaine Ln.		Port St. Lucie	FL	34953-3612		D	2
	Resident		7013 Lemay Rd.		Rockville	MD	20851-2308			
04-00169808	Chou Yao Chung ET AL		7011 Lemay Rd.		Rockville	MD	20851-2308		D	3
04-00169945	Grinnell Michael A., Mitchell Shanna N		7009 Lemay Rd.		Rockville	MD	20851-2308		D	4
04-00169422	Tahmasebi Sussan		7606 Honeywell Ln.		Bethesda	MD	20814		D	5
	Resident		7007 Lemay Rd.		Rockville	MD	20851-2308			
04-00169717	Wai Thanda		7005 Lemay Rd.		Rockville	MD	20851-2308		D	6
04-00169592	OO Thet K & Khin T Aye		7003 Lemay Rd.		Rockville	MD	20851-2308		D	7
04-00169934	Rivas Juan Antonio, Rivas Yanic		7001 Lemay Rd.		Rockville	MD	20851-2308			
04-00218762	Ruiz Miguel A		6007 Lemay Rd.		Rockville	MD	20851-2306		10	4
04-00219527	Deighton Sandra L. TR		4102 Edgevale Ct.		Bethesda	MD	20815-5909		10	3
	Resident		6005 Lemay Rd.		Rockville	MD	20851-0000			
04-00218831	Lawrence Janice		6003 Lemay Rd.		Rockville	MD	20851-2306		10	2
04-00213612	Erolin Edna, Rodrigues Ricardo		6001 Lemay Rd.		Rockville	MD	20851		10	1
04-00202106	Amaro Francisco & Leocadia		2300 Rockland Ave.		Rockville	MD	20851-2320		R	1
04-00199452	Delcid Jose, Delcid Maria Nely Benitez		2302 Rockland Ave.		Rockville	MD	20851		R	2
04-00200255	Paiz Arsenio & Gladys		2304 Rockland Ave		Rockville	MD	20851-2320		R	3
04-00201011	Mendoza Zoila & Julio Cesar		2306 Rockland Ave.		Rockville	MD	20851-2320		R	4
04-00201955	Wang Weiwei		6002 Vandegrift Ave.		Rockville	MD	20851-2309			1
04-00200665	Elizabeth Befikadu		2300 Lewis Ave.		Rockville	MD	20851			2
04-00199053	Gonzalez Martin & Lidia H		2302 Lewis Ave.		Rockville	MD	20851-2350			3
04-00170022	Nguyen Le Thi Nhat and Son Van Pham		5903 Halpine Rd.		Rockville	MD	20851		B	23
04-00169455	Hsu Fu-Lian Rev Living Trust et al., Tsai Mii-Jy		7861 Oracle Pl.		Potomac	MD	20854-4031		B	22
	Resident		5905 Halpine Rd.		Rockville	MD	20851-0000			
04-00169661	Altman Melvyn R & T L		5907 Halpine Rd.		Rockville	MD	20851		B	21
04-00169728	Martinelli Betty Latimer Rev TR		5909 Halpine Rd.		Rockville	MD	20851		B	20
04-00170044	Tyner John G 2nd		5911 Halpine Rd.		Rockville	MD	20851		B	19
04-00169353	Bayer Vladislav		5913 Halpine Rd.		Rockville	MD	20851		B	18

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04-00169386	Zlotnik Hinda		5915 Halpine Rd.		Rockville	MD	20851-2410		B	17
04-00169887	Savelli-Oliver Anne		5917 Halpine Rd.		Rockville	MD	20851		B	28
04-00169546	Perez Maira Nubia		5919 Halpine Rd.		Rockville	MD	20851-2410		B	27
04-00169570	Lopez Julio C & M E		5921 Halpine Rd.		Rockville	MD	20851		B	26
04-00169706	Fang Kenneth C	Lee Janet N	7705 Laurel Leaf Dr.		Potomac	MD	20854		B	25
	Resident		5923 Halpine Rd.		Rockville	MD	20851			
04-00169320	Blair Alice V		5925 Halpine Rd.		Rockville	MD	20851		B	16
04-00169901	Andrews Steven	Zhang Jingjing	5928 Holland Rd.		Rockville	MD	20851		B	15
04-00169488	Zhou Guan X & Juan R Guo		5926 Holland Rd.		Rockville	MD	20851-1922		B	14
04-00169843	Ayorinde Abimbola & Khadra		5924 Holland Rd.		Rockville	MD	20851-1922		B	13
04-00169400	Pokorny Michael J.		5922 Holland Rd.		Rockville	MD	20851-1922		B	12
04-00169796	Ishizuka Yoshihisa, Yang Wenjing		5920 Holland Rd.		Rockville	MD	20851-1922		B	11
04-00169774	Shipkovitz Samuel Life Estate, Shipkovitz Brian M		P.O. Box 9437		Washington	DC	20016		B	10
	Resident		5918 Holland Rd.		Rockville	MD	20851-1922			
04-00169956	Ditman Desha D		5916 Holland Rd.		Rockville	MD	20851-1922		B	9
04-00169854	Russell Julia Virginia et al. TR		5914 Holland Rd.		Rockville	MD	20851-1922		B	8
04-00169898	Arculus Dawn I		5912 Holland Rd.		Rockville	MD	20851-1922		B	7
04-00169284	Sorrentino Kevin; Sorrentino Jennifer		5910 Holland Rd.		Rockville	MD	20851-1922		B	6
04-00170000	Saha Tapas; Asha Acharya		5908 Holland Rd.		Rockville	MD	20851-1922		B	5
04-00169876	Georgiev Valeri P & Latinka		5906 Holland Rd.		Rockville	MD	20851-1922		B	4
04-00169295	Cero Cheryl; Trabucchi Fabio		5904 Holland Rd.		Rockville	MD	20851		B	3
04-00169411	Medeiros Anthony III	Medeiros Katelyn M	5902 Holland Rd.		Rockville	MD	20851		B	2
04-00169741	Meekin John H TR		5903 Holland Rd.		Rockville	MD	20851-1923		A	2
04-00169581	Nolan David & Mariana Marquez Nolan		5905 Holland Rd.		Rockville	MD	20851-1913		A	3
04-00170088	Gehrim John J & G L	c/o Jinhee Wilde	11605 Le Havre Dr.		Potomac	MD	20854-3173		A	4
	Resident		5907 Holland Rd.		Rockville	MD	20851-0000			
04-00169923	Ferrera Patricia K Trustee		5909 Holland Rd.		Rockville	MD	20851		A	5
04-00170090	Sanchez Jacqueline; Ventouris Apostolis		11007 Inwood Ave		Silver Spring	MD	20902		A	6
	Resident		5911 Holland Rd.		Rockville	MD	20851-1923			
04-00169524	Nguyen Le M		5913 Holland Rd.		Rockville	MD	20851		A	7
04-00169626	Mahajan Saurabh; Gulati Sonia		5915 Holland Rd.		Rockville	MD	20851-1923		A	8
04-00169967	Verchot John H. Jr. & R M		5917 Holland Rd.		Rockville	MD	20851		A	9
04-00169672	Sim Ellie S	Kim Peter	5919 Holland Rd.		Rockville	MD	20851		A	10
04-00169331	Black Phoebe Z		5921 Holland Rd.		Rockville	MD	20851-1923		A	11
04-00169980	Rodriguez Lucrecia H & Daniel E. Perez-Gelabert		5923 Holland Rd.		Rockville	MD	20851-1923		A	12
04-00169466	Azhdam Jacob & Golchehreh et al.		5925 Holland Rd.		Rockville	MD	20851-1923		A	13
04-00169364	Lloyd Ellen R		7010 Lemay Rd.		Rockville	MD	20851-2307		A	14
04-00169752	Samson Marcos & Leticia		7008 Lemay Rd.		Rockville	MD	20851		A	15
04-00170033	Hess Ross E & Tracy S Fitzgerald		7006 Lemay Rd.		Rockville	MD	20851-2307		A	16
04-00215212	Farid Smail		5111 Overlook Pk.		Annandale	VA	22003		7	1
	Resident		5926 Vandegrift Ave.		Rockville	MD	20851-1940			
04-00216193	Munzer David W & D M		5924 Vandegrift Ave.		Rockville	MD	20851		7	2
04-00215347	Znam Stefan et al.		5922 Vandegrift Ave		Rockville	MD	20851-1940		7	3
04-00213554	Hsu Huei-Chi		5920 Vandegrift Ave.		Rockville	MD	20851-1940		7	4
04-00212583	Tan Xiaohui		5918 Vandegrift Ave		Rockville	MD	20851		7	5
04-00213760	Kuo Sharon		423 S Almont Dr.		Beverly Hills	CA	90211-3506		7	6

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	Resident		5916 Vandegrift Ave.		Rockville	MD	20851-1940			
04-00218055	Kuo Sharon W & Chiang Shen J		423 S Almont Dr.		Beverly Hills	CA	90211-3506		7	7
	Resident		5914 Vandegrift Ave.		Rockville	MD	20851-1940			
04-00219744	Magdaug Fred Marco P	Fernando Maria Patricia L	5912 Vandegrift Ave.		Rockville	MD	20851		7	8
04-00212504	Alt Henry R & D S		5910 Vandegrift Ave		Rockville	MD	20851		7	9
04-00218842	Aligbe Odenigbo Chioma C; Odenigbo Chukwuemeka J		5908 Vandegrift Ave.		Rockville	MD	20851-1940		7	10
04-00220721	Dantro Dennis		5906 Vandegrift Ave		Rockville	MD	20851		7	11
04-00217916	Jensen Eric K C		529 Anderson Ave		Rockville	MD	20850-2102		7	12
	Resident		5904 Vandegrift Ave.		Rockville	MD	20851			
04-00212561	Moeller Andre		5902 Vandegrift Ave.		Rockville	MD	20851-1940		7	13
04-00218738	Sales Living Trust		5905 Vandegrift Ave.		Rockville	MD	20851		8	25
04-00213100	Phoubandith Tay & Carol		5907 Vandegrift Ave.		Rockville	MD	20851-1941		8	24
04-00216147	Orellana Godofredo		5909 Vandegrift Ave		Rockville	MD	20851-1941		8	23
04-00218875	Clingen Marissa B	Goddard Alexander W	5911 Vandegrift Ave		Rockville	MD	20851		8	22
04-00215985	Kinosz Raymond L & N L		5913 Vandegrift Ave		Rockville	MD	20851		8	21
04-00220812	Witchie Allan J Tr	c/o Paul Witchie	15604 Ancient Oak Dr.		Gaithersburg	MD	20878		8	20
	Resident		5915 Vandegrift Ave		Rockville	MD	20851			
04-00217643	Patrick F. Doherty and Kerstin O. Weinstein		5917 Vandegrift Ave		Rockville	MD	20851-1941		8	19
04-00220936	Fan Hsiang-Jui et al.		5919 Vandegrift Ave.		Rockville	MD	20851		8	18
04-00220390	Storey Rosemary Elizabeth		5921 Vandegrift Ave.		Rockville	MD	20851		8	17
04-00218077	Jones Leah J; Jones Paul		5923 Vandegrift Ave		Rockville	MD	20851		8	16
04-00217676	Fu Qi, Allyce Property Management LLC		13125 Brushwood Way		Potomac	MD	20854		8	15
	Resident		5925 Vandegrift Ave		Rockville	MD	20851-1941			
04-00214797	Wlaschin Kathleen C		6004 Lemay Rd.		Rockville	MD	20851		8	14
04-00218066	SL May LLC		10428 Rockville Pk	#302	Rockville	MD	20852		8	13
	Resident		6002 Lemay Rd		Rockville	MD	20851-2305			
04-00220003	Walter Dirk C.		6000 Lemay Rd		Rockville	MD	20851-2305		8	12
04-00212641	Navanitikul Somchai		5922 Ridgeway Ave		Rockville	MD	20851		8	11
	Resident		5922 Ridgway Ave.		Rockville	MD	20851-0000			
04-00217197	Shearer Matthew S & Nancy K		5920 Ridgeway Ave.		Rockville	MD	20851-1930		8	10
	Resident		5920 Ridgway Ave.		Rockville	MD	20851-1930			
04-00220823	Witchie Allan J Tr	c/o Paul Witchie	15604 Ancient Oak Dr.		Gaithersburg	MD	20878		8	9
	Resident		5918 Ridgway Ave		Rockville	MD	20851			
04-00219380	Jacobs Deborah A Tr		5916 Ridgway Ave		Rockville	MD	20851-1930		8	8
04-00213691	Chung Simpson Gehang		5914 Ridgway Ave		Rockville	MD	20851		8	7
04-00213235	Dodd Stephen J & Zeyno Aygen		5912 Ridgway Ave		Rockville	MD	20851-1930		8	6
04-00218807	Chapman Samuel H & P A		5910 Ridgeway Ave		Rockville	MD	20851-1930		8	5
	Resident		5910 Ridgway Ave.		Rockville	MD	20851-0000			
04-00216307	Chesire Joseph et al.		5908 Ridgway Ave		Rockville	MD	20851-1930		8	4
04-00217288	Perez Juana; Perez Carmen R et al.		5928 Lemay Rd.		Rockville	MD	20851-2326		P	17
04-00216262	Chang Arthur		13416 Cleveland Dr.		Rockville	MD	20850-3603		P	18
	Resident		5930 Lemay Rd.		Rockville	MD	20851-2326			
04-00220093	Malloy John V & Margaret M Hall		5932 Lemay Rd.		Rockville	MD	20851-2326		P	19
04-00216945	Cerritos Virginia A Tr		7013 Lemay Rd.		Rockville	MD	20851-2308		P	20
	Resident		5934 Lemay Rd.		Rockville	MD	20851			
04-00213543	Moriarty Robert M & Debra A		5936 Lemay Rd		Rockville	MD	20851-2326		P	21

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Tax Account No.	Name	Department	Address1	Address2	City	State	PostalCode	Parcel	Block	Lot
04-00213144	Rogers Thomas W & B M		5938 Lemay Rd		Rockville	MD	20851		P	22
04-00214321	Williams Charles R & D		5940 Lemay Rd		Rockville	MD	20851-2326		P	23
04-00217290	Tarunina Olga V		5942 Lemay Rd		Rockville	MD	20851-2326		P	24
04-00214046	Camacho Casto		5944 Lemay Rd.		Rockville	MD	20851-2326		P	25
04-00214877	Bonney Gary W & J J		5946 Lemay Rd.		Rockville	MD	20851		P	26
04-00215690	Wilkes Vernon W		5948 Lemay Rd.		Rockville	MD	20851-2326		P	27
04-00220515	Walter Ryan M et al.		5950 Lemay Rd.		Rockville	MD	20851-2326		P	28
04-00199601	Nau Basilia G		1910 Lewis Ave.		Rockville	MD	20851-2222		H	36
04-00201944	Cabrera Jose J & Jesus		1404 Thornden Rd.		Rockville	MD	20851-2152		H	33
	Resident		1912 Lewis Ave		Rockville	MD	20851-2222			
04-00201330	Residential Value LLC		751 Rockville Pike	Ste 1A	Rockville	MD	20852		H	32
	Resident		1914 Lewis Ave		Rockville	MD	20851-2222			
04-00200051	Melendez Luis A & Blanca O		1916 Lewis Ave		Rockville	MD	20851-2222		H	29
04-00198891	Zavala Eduviges & Maria Garcia Zavala		1918 Lewis Ave		Rockville	MD	20851-2222		H	28
04-00199986	Malhotra Ram Nath; Malhotra Yen Quan		1920 Lewis Ave		Rockville	MD	20851		H	25
04-00200847	Broderick Richard Trustee; Broderick Marilyn Trustee		1922 Lewis Ave		Rockville	MD	20851-2222		H	24
04-00200142	Romero Antezana Reinol	Torres Estrada Maria I	1924 Lewis Ave		Rockville	MD	20851-2222		H	21
04-00199100	Antezana Reinol R & Maria I Torres		1926 Lewis Ave		Rockville	MD	20851-2222	`	H	20
04-00200222	Jaeger Jeffrey J & T W		1928 Lewis Ave		Rockville	MD	20851		H	17
04-00198936	Bernard Alicia E; Bernard Maria Cristina		1930 Lewis Ave.		Rockville	MD	20851-2222		H	16
04-00200197	Elizabeth and Jennifer Elizabeth Lopez		1932 Lewis Ave.		Rockville	MD	20851		H	13
04-00199270	Lemus Santos		1934 Lewis Ave		Rockville	MD	20851-2222		H	12
04-00200871	Tang Lu		13801 Golden Fields Rd		Gaithersburg	MD	20878		H	9
	Resident		1936 Lewis Ave		Rockville	MD	20851-2222			
04-00200005	Urbina Carlos & Salvadora Esquivel		1938 Lewis Ave.		Rockville	MD	20851		H	8
04-00201124	Mattos Edward S Jr. & K		1940 Lewis Ave.		Rockville	MD	20851		H	5
04-00201966	Rivera Jose A & Maria A Ventura		1942 Lewis Ave.		Rockville	MD	20851-2222		H	4
04-00199576	Pineda Carlos & Iris M Sigaran		1100 Matthews Dr.		Rockville	MD	20851-2336		H	3
04-00201396	Yang Jian Hua et al.		1102 Matthews Dr.		Rockville	MD	20851-2336		H	2
04-00201022	Burton Lauren		1104 Matthews Dr.		Rockville	MD	20851		H	1
04-00200962	Tabet Ahmed O		1911 Stanley Ave.		Rockville	MD	20851-2225		H	34
04-00202152	Jefferies Matthew D; Zhu Sheng		1913 Stanley Ave.		Rockville	MD	20851-2225		H	31
04-00201113	Hernandez-Dial Tatiana E; Julio T. Diaz-Hernandez		1915 Stanley Ave.		Rockville	MD	20851-2225		H	30
04-00200040	Mireku Cecilia		1917 Stanley Ave.		Rockville	MD	20851		H	27
04-00201773	Naseri Nazanin		2010 Gainsboro Rd.		Rockville	MD	20851		H	26
	Resident		1919 Stanley Ave.		Rockville	MD	20851-2225			
04-00199725	Thelwell Tracy L		1921 Stanley Ave.		Rockville	MD	20851-2225		H	23
04-00198878	Staiano Michael A & A M		1923 Stanley Ave.		Rockville	MD	20851		H	22
0400199543	Rivera Denia M and Barahona Jose O		1925 Stanley Ave.		Rockville	MD	20851-2225		H	19
04-00201102	Halsell Teresa A		1927 Stanley Ave		Rockville	MD	20851		H	18
04-00201237	Kerlin Karen D		1929 Stanley Ave.		Rockville	MD	20851		H	15
04-00199975	Ortiz-Reyes Jose B; Hernandez-Ortiz Aleida R		1931 Stanley Ave.		Rockville	MD	20851-2225		H	14
04-00198947	May Jan A & Denise M. Giacomozzi		1933 Stanley Ave		Rockville	MD	20851		H	11
04-00199202	Albert Donavan W; Albert Ruth E		1935 Stanley Ave.		Rockville	MD	20895		H	10
	Resident		1935 Stanley Ave.		Rockville	MD	20851-0000			
04-00199851	Nudi Joseph H III; Laframboise Michelle E		1937 Stanley Ave		Rockville	MD	20851-2225		H	7

Attachment 1.A.n: Post-Application Area Meeting Minutes (3224 : STP2020-00401 Twinbrook Quarter)

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Tax Account No.	Name	Department	Address1	Address2	City	State	PostalCode	Parcel	Block	Lot
04-00201283	Xu Yuesheng		1939 Stanley Ave.		Rockville	MD	20851-2225		H	6
04-01573294	Chaconas Paul G		7609 Lily Pons Road		Adamstown	MD`	21710			2
	Resident		2293 Lewis Ave	#22-C	Rockville	MD	20851			
04-00146922	Schindel Brian & L		2267 Lewis Ave		Rockville	MD	20851-2333			2
	Resident		2251 Lewis Ave	#1-A	Rockville	MD	20851			
04-01573102	Weaver William A Tr et al; Weaver Evy Tr		2 Lily Pond Ct.		Rockville	MD	20852			2
	Resident		2255 Lewis Ave.	#3-A	Rockville	MD	20851			
04-01573124	Breazeale William V; Breazeale Alma Jean		11302 Orleans Way		Kensington	MD	20895			2
	Resident		2259 Lewis Ave.	#5-B	Rockville	MD	20851			
04-01573090	Schindel Brian P & L		2251 Lewis Ave		Rockville	MD	20851-2333			2
	Resident		2253 Lewis Ave	#2-A	Rockville	MD	20851-2333			
04-01573113	Tolbert Ronald Lee; Buzov Zhanna V		2257 Lewis Ave	#4-B	Rockville	MD	20851			2
04-01573135	C & N Sales LLC		2261 Lewis Ave		Rockville	MD	20851-2333			2
	Resident		2261 Lewis Ave	#6-B	Rockville	MD	20851-2333			
04-01573146	Campbell Diana M		5901 Vandegrift Ave.		Rockville	MD	20851			2
	Resident		2263 Lewis Ave	#7-B	Rockville	MD	20851-2333			
04-01573157	Hoffman David M.		2265 Lewis Ave	#8-B	Rockville	MD	20851-2333			2
04-01573168	Schindel Brian P & Lucia		2267 Lewis Ave	#9-B	Rockville	MD	20851-2333			2
04-01573170	Chaconas Family Rev Lvng Tr		7069 Lily Pons Rd		Adamstown	MD	21710			2
	Resident		2269 Lewis Ave	#10-B	Rockville	MD	20851			
04-01573181	George B Ballman, Sr and Frances H Ballman, Trustees		461 Lynette St.		Gaithersburg	MD	20878			2
	Resident		2271 Lewis Ave	#11-B	Rockville	MD	20851			
04-01573192	George B Ballman, Sr and Frances H Ballman, Trustees	c/o B G Ballman	461 Lynette St.		Gaithersburg	MD	20878			2
	Resident		2273 Lewis Ave	#12-B	Rockville	MD	20851			
04-01573204	Warehouse Joint Venture	c/o B G Ballman	461 Lynette St.		Gaithersburg	MD	20878			2
	Resident		2275 Lewis Ave	#13-B	Rockville	MD	20851			
04-01573215	Vmarkk Enterprises LLC		2277 Lewis Avenue		Rockville	MD	20851			2
	Resident		2277 Lewis Avenue	#14-B	Rockville	MD	20851			
04-01573226	Chaconas Family Rev Lvng Tr		7069 Lily Pons Rd		Adamstown	MD	21710			2
	Resident		2279 Lewis Ave	#15-B	Rockville	MD	20851			
04-01573237	Chaconas Family Rev Lvng Tr		7069 Lily Pons Rd		Adamstown	MD	21710			2
	Resident		2281 Lewis Ave	#16-C	Rockville	MD	20851			
04-01573248	Chaconas Family Rev Lvng Tr		7069 Lily Pons Rd		Adamstown	MD	21710			2
	Resident		2283 Lewis Ave	#17-C	Rockville	MD	20851			
04-01573250	Better Robert & A V		9212 Pavonia Court		Potomac	MD	20854			2
	Resident		2285 Lewis Ave	#18-C	Rockville	MD	20851			
04-01573261	Levy Patricia A Trustee		75656 Via Cortona		Indian Wells	CA	92210			2
	Resident		2287 Lewis Ave	#19-C	Rockville	MD	20851			
04-01573272	Chaconas Family Rev Lvng Tr		7069 Lily Pons Rd		Adamstown	MD	21710			2
	Resident		2289 Lewis Ave	#20-C	Rockville	MD	20851			
04-01573283	Motion Components Corp., A Maryland Corp.		1802 Lewis Ave		Rockville	MD	20851			2
	Resident		2291 Lewis Ave	#21-C	Rockville	MD	20851			
04-02516927	Office Pro Ventures II LLP		10110 Molecular Dr.	#300	Rockville	MD	20850		B	3
	Resident		133 Rollins Ave		Rockville	MD	20852			
04-02516938	131 Rollins Avenue LLC		11501 Danville Dr.		Rockville	MD	20852-3713		B	3
	Resident		131 Rollins Ave.	#1-131	Rockville	MD	20852-4039			

Twinbrook Metroplace
1/28/20

Tax Account No.	Name	Department	Address1	Address2	City	State	PostalCode	Parcel	Block	Lot
04-02516940	131 Rollins Avenue LLC		11501 Danville Dr.		Rockville	MD	20852-3713		B	3
	Resident		131 Rollins Ave.	#1A-131	Rockville	MD	20852-4039			
04-02516951	SHS Charles LLC		131 Rollins Ave.	#2-131	Rockville	MD	20852		B	3
04-02516962	Reid James E Jr Tr		131 Rollins Ave.	#2A	Rockville	MD	20852		B	3
	Resident		131 Rollins Ave.	#2A-131	Rockville	MD	20852			
04-02516973	La Carra & Directorio LLC		5327 Goldsboro Rd		Bethesda	MD	20817-1554		B	3
	Resident		131 Rollins Ave.	#3-131	Rockville	MD	20852			
04-02516984	La Carra & Directorio LLC		5327 Goldsboro Rd		Bethesda	MD	20817		B	3
	Resident		131 Rollins Ave.	#3A-131	Rockville	MD	20852			
04-02516995	131 Rollins Avenue Unit 4 LLC		131 Rollins Ave.	#4	Rockville	MD	20852		B	3
	Resident		131 Rollins Ave.	#4-131	Rockville	MD	20852			
04-02517000	131 Rollins Avenue Unit 4 LLC		131 Rollins Ave.	#4	Rockville	MD	20852		B	3
	Resident		131 Rollins Ave.		Rockville	MD	20852			
04-02516825	Office Property Joint Venture LLC		10110 Molecular Dr.	#300	Rockville	MD	20850		B	3
	Resident		133 Rollins Ave	#1-133	Rockville	MD	20852			
04-02516836	Office Property Joint Venture LLC		10110 Molecular Dr.	#300	Rockville	MD	20850		B	3
	Resident		133 Rollins Ave	#1-133	Rockville	MD	20852			
04-02516847	PRV LLC	C/O William Roeser	838 E Portsmouth Dr		Fresno	CA	93730		B	3
	Resident		133 Rollins Ave	#2-133	Rockville	MD	20852			
04-02516858	Office Property Joint Venture LLC		10110 Molecular Dr.	#300	Rockville	MD	20850			
	Resident		133 Rollins Ave	#3-133	Rockville	MD	20852			
04-02516860	Office Property Joint Venture LLC		10110 Molecular Dr.	#300	Rockville	MD	20850		B	3
	Resident		133 Rollins Ave	#3A-133	Rockville	MD	20852			
04-02516871	Tousimis Institute LLC		11504 Stonewood Ln		Rockville	MD	20852		B	3
	Resident		133 Rollins Ave	#4-133	Rockville	MD	20852			
04-02516882	Tousimis Institute LLC		11504 Stonewood Ln		Rockville	MD	20852		B	3
	Resident		133 Rollins Ave	#4A-133	Rockville	MD	20852			
04-02516893	133-5 Rollins Ave Properties LLC	c/o Edward M Waibel	133 Rollins Ave	#5A	Rockville	MD	20852		B	3
	Resident		133 Rollins Ave	#5-133	Rockville	MD	20852			
04-02516905	133-5 Rollins Ave Properties LLC	c/o Edward M Waibel	133 Rollins Ave	#5A	Rockville	MD	20852		B	3
	Resident		133 Rollins Ave	#5A-133	Rockville	MD	20852			
04-02516916	Office Pro Ventures II LLP		10110 Molecular Dr.	#300	Rockville	MD	20850		B	3
	Resident		133 Rollins Ave	#6-133	Rockville	MD	20852			
			Homeowners & Civic Associations							
	Americana Centre Condominium Inc.	Doug Anstine	118 Monroe St.		Rockville	MD	20850			
	Americana Centre Condominium Inc.	Frances_Marie Puente	118 Monroe St.		Rockville	MD	20850			
	Cambridge Walk I HOA	Tim Miller	5916 Halpine Rd.		Rockville	MD	20851			
	Cambridge Walk II HOA	Joseph McClane	216 Halpine Walk Court		Rockville	MD	20851			
	Cambridge Walk II HOA	William Nickel	216 Halpine Walk Court		Rockville	MD	20851			
	Jefferson Square HOA	Marilyn Plevin	1095 Copperstone Court		Rockville	MD	20852			
	Plymouth Woods Condominium, Inc.	Demetrios Fales	770 College Parkway		Rockville	MD	20850			
	Plymouth Woods Condominium, Inc.	Ralph Caudle	3416 Olandwood Court	Suite 210	Olney	MD	20832			
	Twinbrook Citizens Association	Marissa Valeri	P.O. Box 834		Rockville	MD	20850			
	Twinbrook Citizens Association	Michael Glynn								
	Twinbrook Citizens Association	Pat Kallas								
	Twinbrook Citizens Association	Lou Kallas								

Twinbrook Metroplace
1/28/20

Tax Account No.	Name	Department	Address1	Address2	City	State	PostalCode	Parcel	Block	Lot
	Twinbrook Citizens Association	James Hendrick								
	Twinbrook Citizens Association	Mark Stein								
	Twinbrook Citizens Association	Ron Chiariello	525 Meadow Hall Dr.		Rockville	MD	20851			
	Twinbrook Neighbors	Jacquie Kubin	13303 Ardennes		Rockville	MD	20850			
	Woodmont Spring Condominiums, Inc.	Adam Landsman	7811 Montrose Rd.	Ste. 110	Potomac	MD	20854			
		Parties of Record								
	Esther Shiponi		4500 East West Highway		Bethesda	MD	20814			
	Christine Rinehart		1417 Templeton Place		Rockville	MD	20852			
	Cynthia Hernan		1927 Henry Rd.		Rockville	MD	20851			
	Olga Lyatkin									
	Denis Lyatkin									
	Jerald Hawk		1592 Rockville Pike		Rockville	MD	20852			
	Mike Stein		13004 Atlantic Ave.		Rockville	MD	20851			
	Richard Triplett		121 Rollins Ave.		Rockville	MD	20852			
	Gordon Nielson		1990 M St. NW	Ste. 250	Washington	DC	20037			
	Cindy Kebba		111 Maryland Ave.		Rockville	MD	20850			
	Sarah Pearson		2921 Cathedral Ave. NW		Washington	DC	20008			
	Sam Shipkovitz		5918 Holland Rd.		Rockville	MD	20851			
	Elizabeth Danker		199 Rollins Ave.		Rockville	MD	20852			
	Joseph McClane		216 Halpine Walk Ct.		Rockville	MD	20851			
	Christine Manor		910 Grandin Ave.		Rockville	MD	20851			
	David Epstein		5750 Bou Ave.	#1910	Rockville	MD	20852			
	Silvia Hamelin		2011 Rockland Ave.		Rockvile	MD	208514			
	Victoria Sciolli-Claverie		4977 Battery Ln.		Bethesda	MD	20814			
	Ben Berbert		5903 Saint Lo Ave.		Rockville	MD	20851			
	Miriam Bunow		29 Courthouse Sq.	#110	Rockville	MD	20850			
	Sarah Salazar		5941 Lemay Rd.		Rockville	MD	20851			
	Doug Hernan		1927 Henry Rd.		Rockville	MD	20851			
	John Howes		263 Congressional Ln.	#309	Rockville	MD	20852			
	Toby Altman		5907 Halpine Rd.		Rockville	MD	20851			
	Jeff		714 Ivy League Ln.		Rockville	MD	20850			
	Linh Nguyen		5913 Holland Rd.		Rockville	MD	20851			
	Lauren Burton		1104 Matthews Dr.		Rockville	MD	20851			
	Brigatta Mullican		1947 Lewis Ave.		Rockville	MD	20851			
	Vincent Russo		1019 DeBeck Dr.		Rockville	MD	20851			
	Stacy Castleton		1104 Matthews Dr.		Rockville	MD	20851			
	Karin Weng		5901 Halpine Rd.		Rockville	MD	20851			
	Eric Gregrich	c/o Twinbrook Citizens Assn.	P.O. Box 834		Rockville	MD	20848-0834			
	Reenie Wagner		1914 Valley Stream Dr.		Rockville	MD	20851			
	Cynthia Alfaro		11426 Rockville Pike		Rockville	MD	20852			
	Jose A. Diaz		1433 Templeton Pl.		Rockville	MD	20852			
	Edward Gregory		5810 Ridgway Ave.		Rockville	MD	20851			
	John Collich		5329 Trailway Dr.		Rockville	MD	20853			
	Patricia Diaz		1433 Templeton Pl.		Rockville	MD	20852			
	Sharon Germann		2205 Rockland Ave.		Rockville	MD	20851			
	Jamie Pickel		1713 Henry Rd.		Rockville	MD	20851			

Attachment 1.A.n: Post-Application Area Meeting Minutes (3224 : STP2020-00401 Twinbrook Quarter)

Twinbrook Metroplace
1/28/20

Tax Account No.	Name	Department	Address1	Address2	City	State	PostalCode	Parcel	Block	Lot
	Rob Crow		5910 Coral Sea Ave.		Rockville	MD	20851			
	Mark Fisher		5903 Saint Lo Ave.		Rockville	MD	20851			
	Marissa Valeri		13302 Midway Ave.		Rockville	MD	20851			
	Dennis & Leta Kopp		2305 Rockland Ave.		Rockville	MD	20851			
		Development/Other								
	Jim Wasilak	City of Rockville	111 Maryland Ave.		Rockville	MD	20850			
	Bobby Ray	City of Rockville	111 Maryland Ave.		Rockville	MD	20850			
	Brian Wilson	City of Rockville	111 Maryland Ave.		Rockville	MD	20850			
	C. Robert Dalrymple, Esq.	Linowes and Blocher LLP	7200 Wisconsin Ave.	Suite 800	Bethesda	MD	20814			
	Heather Dlhopolsky, Esq.	Linowes and Blocher LLP	7200 Wisconsin Ave.	Suite 800	Bethesda	MD	20814			
	Matthew M. Gordon, Esq.	Linowes and Blocher LLP	7200 Wisconsin Ave.	Suite 800	Bethesda	MD	20814			
	Thomas Gallas	Torti Gallas + Partners, Inc.	1300 Spring St.		Silver Spring	MD	20910			
	Mike Rollison	Torti Gallas + Partners, Inc.	1300 Spring St.		Silver Spring	MD	20910			
	Ellen Coren	Chesapeake Public Strategies	4620 N. Park Ave.		Chevy Chase	MD	20815			
	Ellen Bogage	Chesapeake Public Strategies	11426 Rockville Pike	#304	Rockville	MD	20852			
	Bassam Tarbush	Chesapeake Public Strategies	4500 East West Highway		Bethesda	MD	20814			
	Ellen Coren	Chesapeake Public Strategies	4500 East West Highway		Bethesda	MD	20814			

Attachment 1.A.n: Post-Application Area Meeting Minutes (3224 : STP2020-00401 Twinbrook Quarter)

Pat A. Ilgenfritz - Linowes and Blocher LLP

From: Pat A. Ilgenfritz - Linowes and Blocher LLP
Sent: Thursday, February 06, 2020 3:02 PM
To: Pat A. Ilgenfritz - Linowes and Blocher LLP
Cc: C. Robert Dalrymple - Linowes and Blocher LLP; Matthew M. Gordon - Linowes and Blocher LLP
Subject: Twinbrook Quarter, Phase I Site Plan Application: Post-Application Area Meeting for Redev. of 1588-1616 Rockville Pike
Attachments: 20200206100223766.pdf

Bcc: 'april.day@casinc.biz'; 'aproctor@abarisrealty.com'; 'sambush@abarisrealty.com'; 'aproctor@abarisrealty.com'; 'aproctor@abarisrealty.com'; 'aproctor@abarisrealty.com'; 'sbrodie@alliedrealtycorp.com'; 'danstine@zalco.com'; 'gm@americanacentrecondo.com'; 'onsitemanager@fallsgrove.net'; 'stacy.mihalko@gmail.com'; 'dcthunder@verizon.net'; 'drimplants@aol.com'; 'beallsgrant@res1.net'; 'stevef8170@aol.com'; 'carlculos@mac.com'; 'btamiller@gmail.com'; 'JosephCMcClane@gmail.com'; 'william.nickel45@gmail.com'; 'chhoa.prez@gmail.com'; 'alshtipelman@gmail.com'; 'maura@chadsberry.org'; 'paula@chadsberry.org'; 'sofiad38@comcast.net'; 'astone@legumnorman.com'; 'Tom.Miner@LongandFoster.com'; 'president@collegegardens.org'; 'aproctor@abarisrealty.com'; 'oneputtds@msn.com'; 'Farida.Umatan@summitmanage.com'; 'janderson@rockvillehe.org'; 'president.erca@gmail.com'; 'deborah@lunamouse.com'; 'chashausheer@gmail.com'; 'kashi_way@yahoo.com'; 'maccordier@gmail.com'; 'sbrodie@alliedrealtycorp.com'; 'berger.ira@verizon.net'; 'David.Fischer@fsresidential.com'; 'suzan.rice@fsresidential.com'; 'nsklute@aol.com'; 'sandynorwitz@comcast.net'; 'norwitz4 @comcast.net'; 'djsussman@comcast.net'; 'jweber@fallsgrove.net'; 'managerfallsgrove@postproperties.com'; 'suzan.rice@fsresidential.com'; 'Drew.MacMahon@maac.com'; 'president@fallsmead.org'; 'stacy.mihalko@gmail.com'; 'david@povpro.com'; 'Johndufief@verizon.net'; 'isabel_m2@hotmail.com'; 'isamanual@aol.com'; 'jakibrock@outlook.com'; 'weberjm@comcast.net'; 'stuart@sismithllc.com'; 'lukdot6@yahoo.com'; 'andrea.kronzek@gmail.com'; 'pattiwestenberg@yahoo.com'; 'perkins.jeffreyw@gmail.com'; 'lokysamson@yahoo.com'; 'cjbill@his.com'; 'Brandi@kingfarm.org'; 'liz@kingfarm.org'; 'shawn@kingfarm.org'; 'president@kingfarm.org'; 'aproctor@abarisrealty.com'; 'lalphoa@gmail.com'; 'meekweek@hotmail.com'; 'nayhtun75@Yahoo.com'; 'alex.dacedenito@gmail.com'; 'lediop@hotmail.com'; 'asummerour@comcast.net'; 'lynn.bell217@gmail.com'; 'mary.mukherjee@gmail.com'; 'phyllisblum@verizon.net'; 'susan@goutos-zemsky.com'; 'vze4fbsj@verizon.net'; 'jdenny@newmarkcommons.net'; 'nmcadministrator@newmarkcommons.net'; 'harvmaz@aol.com'; 'kphumphreys@gmail.com'; 'danstine@zalco.com'; 'rtshoa@gmail.com'; 'rcaudle@ikorealestate.com'; 'efine01 @gmail.com'; 'dprywes@verizon.net'; 'r.wilson8141@comcast.net'; 'Reemajg@aol.com'; 'kevin_witt@yahoo.com'; 'robertodonovan@gmail.com'; 'drodgers20@gmail.com'; 'cnsturm@gmail.com'; 'aproctor@abarisrealty.com'; 'cnsturm@gmail.com'; 'coveyj@earthlink.net'; 'kpjay@aol.com'; 'jshonearth@aol.com'; 'lwildman@IKOCommunityManagement.com'; 'borislanger@gmail.com'; 'carstarr@gmail.com'; 'jason.mitchell0@gmail.com'; 'bsr1258@aol.com'; 'rrisal@abarisrealty.com'; 'contact@rosehillhoa.org'; 'newman1259@live.com'; 'Twinbrook.President@gmail.com'; 'pkallas@appsdmv.com'; 'lkallas@appsdmv.com'; 'halleynicole94@gmail.com'; 'Russo.Vincent@bls.gov'; 'mkstn5@me.com'; 'magrey1 @verizon.net'; '1lmicheles@gmail.com'; 'gzasl@comcast.net'; 'jmk58@comcast.net'; 'Twinbrookneighbors@yahoogroups.com'; 'victoriacondo24@gmail.com'; 'caronvoight@comcast.net'; 'tmartella@comsource.com'; 'peteiype@gmail.com'; 'waddingtonparkhoa@gmail.com'; 'noreen1945@yahoo.com'; 'victoriamcmullen66 @gmail.com'; 'donna.sprague16@gmail.com'; 'gelinjac@gmail.com'; 'tdefino@aol.com'; 'sellmana@verizon.net'; 'shipley.brian@gmail.com'; 'aproctor@abarisrealty.com'; 'kerrybrenner@yahoo.com'; 'Emfulton@yahoo.com'; 'htriolo@rockvilleliving.com'; 'woodleygardens@gmail.com'; 'Twinkcat@comcast.net'; 'stephenlpalmer@aol.com'; 'aproctor@abarisrealty.com'; 'rrisal@abarisrealty.com'; 'ltrent@abarisrealty.com'; 'metrockville.pm@kettler.com'; 'danstine@zalco.com'; 'MPherigo@morguard.com'; 'SBlue@morguard.com'; 'upton@bozuto.com'; 'beallsgrant@res1.net'; 'Jfriend@bvsl.net'; 'thefitzmanagement@gmail.com'; 'hocleasing@emcmgmt.com'; 'sherraine.rawlins@hocmc.org'; 'victoriacondo24@gmail.com';

Bcc: 'gm@americanacentrecondo.com'

The attached notification is being sent on behalf of 1592 Rockville Pike LLC. Thank you.

Patricia A. Ilgenfritz
Legal Secretary

Linowes and Blocher LLP
7200 Wisconsin Avenue, Suite 800
Bethesda, Maryland 20814

Direct: 301.961.5230
Main: 301.654.0504
E-mail: pilgenfritz@linowes-law.com
Website: www.linowes-law.com

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Matthew M. Gordon - Linowes and Blocher LLP

From: Pat A. Ilgenfritz - Linowes and Blocher LLP
Sent: Thursday, February 06, 2020 4:02 PM
To: 'mayorandcouncil@rockvillemd.gov'
Cc: 'rbarker@rockvillemd.gov'; 'jwasilak@rockvillemd.gov'; 'bwilson@rockvillemd.gov'; 'todd.pearson@bfsaulco.com'; 'Carlos L. Heard (carlos.heard@bfsaulco.com)'; C. Robert Dalrymple - Linowes and Blocher LLP; Matthew M. Gordon - Linowes and Blocher LLP
Subject: Twinbrook Quarter, Phase I Site Plan Application: Post-Application Area Meeting for Redev. of 1588-1616 Rockville Pike
Attachments: 20200206100223766.pdf

Please see the attached Notification which our firm distributed today on behalf of 1592 Rockville Pike LLC. Thank you.

Patricia A. Ilgenfritz
Legal Secretary

Linowes and Blocher LLP
7200 Wisconsin Avenue, Suite 800
Bethesda, Maryland 20814

Direct: 301.961.5230
Main: 301.654.0504
E-mail: pilgenfritz@linowes-law.com
Website: www.linowes-law.com

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REGARDING 1592 ROCKVILLE PIKE LLC / TWINBROOK QUARTER, PHASE 1 SITE PLAN APPLICATION NOTICE, COPIES WERE HAND DELIVERED ON 2/6/20 TO THE BELOW APARTMENTS (THE NUMBER OF COPIES WERE COORDINATED WITH APARTMENT COMPLEXES).

Congressional Towers Apartments (10 copies)
261 Congressional Lane, #120
Rockville, MD 20852

Rollins Park Apartments (10 copies)
1599 E. Jefferson Street
Rockville, MD 20852

Rollins Ridge Apartments (5 copies)
130 Rollins Avenue
Rockville, MD 20852

Residences at Congressional Village (10 copies)
198 Halpine Road
Rockville, 20852

The Stories (10 copies)
1620 E Jefferson Street
Rockville, MD 20852

Terano (10 copies)
5720 Fishers Lane
Rockville, MD 20852

Alaire (10 copies)
1101 Higgins Place
Rockville, MD 20852

Galvan (10 copies)
1801 Chapman Avenue
Rockville, MD 20852

Bethany House (5 copies)
199 Rollins Avenue
Rockville, 20852

**L&B 8341160v1/13963.0001

TWINBROOK
QUARTER

TONIGHT'S AGENDA

1. Introduction
2. Twinbrook Quarter Project Plan Review
3. Twinbrook Quarter Phase 1 - Site Plan Submission
4. Site Plan Process
5. Questions

TWINBROOK
QUARTER

B.F. SAUL COMPANY & AFFILIATES

B.F. Saul Company & Affiliates

- **Founded in 1892**
- **Headquartered in Montgomery County since 1970**
- **Wide ranging experience in real estate development across all sectors:**
  - 47 retail centers (8,000,000 sf)
  - 21 hotels (3,800 rooms)
  - 4,000,000 SF office / mixed use
  - Metro proximate apartment projects in DC and Clarendon, VA
  - Over 5,000,000 sf of Planned Development in Pipeline
- **Complete in-house staff of development skills:**
  - Development
  - Construction
  - Leasing
  - Management

TWINBROOK QUARTER

B.F. SAUL COMPANY & AFFILIATES

Attachment 1.A.n: Post-Application Area Meeting Minutes (3224 : STP2020-00401 Twinbrook Quarter)

Consultant Team

mcla
ARCHITECTURAL LIGHTING DESIGN

SK&A
Structural Engineers

VIKA
Our Site Set on the Future.

LINOWES AND BLOCHER LLP
ATTORNEYS AT LAW

EDG2
ENGINEERING DESIGN GROUP

TORTI GALLAS + PARTNERS

SB SUSTAINABLE BUILDING PARTNERS

WA WELLS + ASSOCIATES

Richter & Associates
UTILITY ENGINEERING
PROJECT MANAGEMENT

CECG
CORE ENGINEERS CONSULTING GROUP

HOK

CHESAPEAKE
PUBLIC STRATEGIES
Access Power

MAHAN RYKIEL
ASSOCIATES INC

POWER DESIGN
ENGINEERING

TWINBROOK QUARTER

B.F. SAUL COMPANY & AFFILIATES

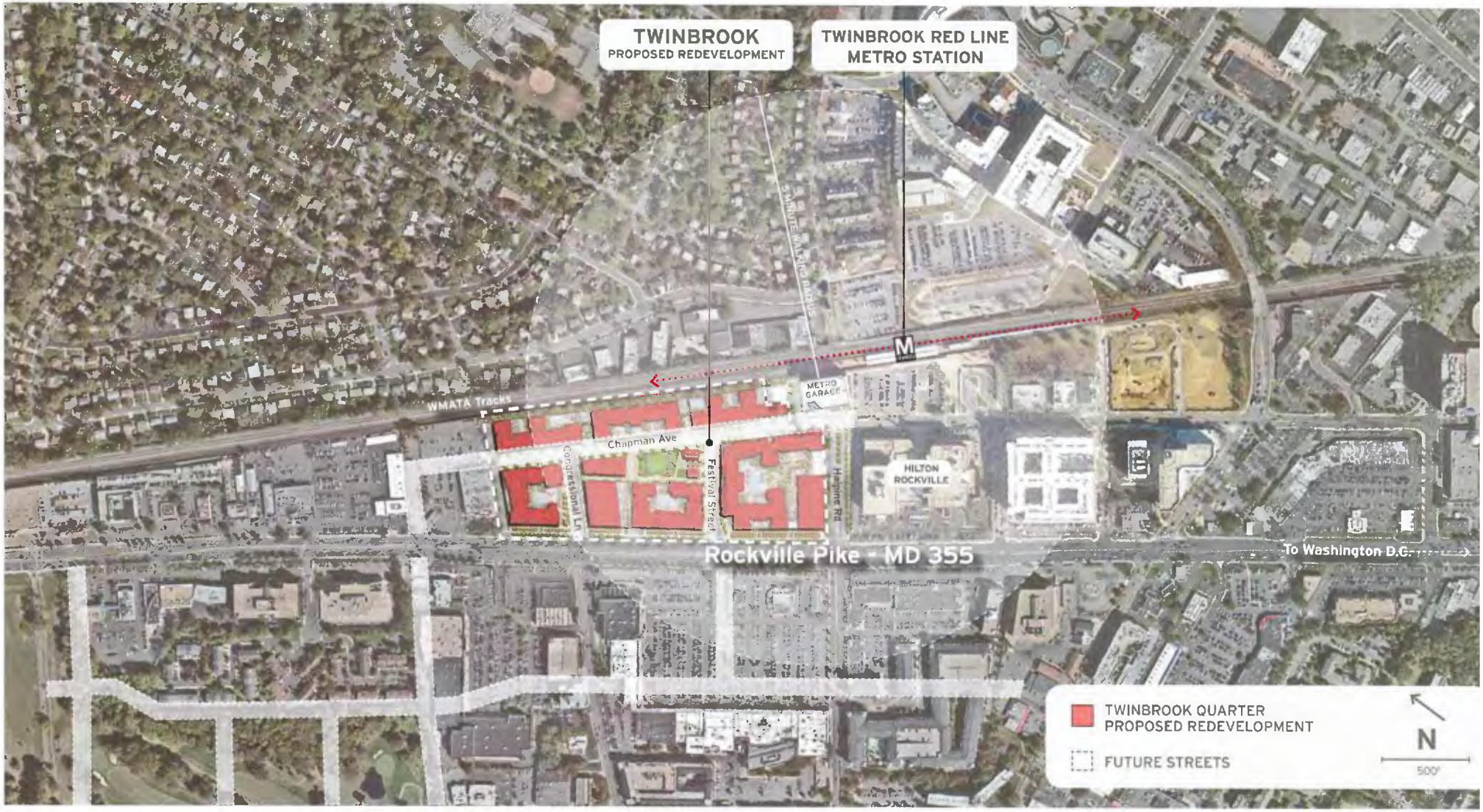
Attachment 1.A.n: Post-Application Area Meeting Minutes (3224 : STP2020-00401 Twinbrook Quarter)

Existing Site

TWINBROOK QUARTER

B.F. SAUL COMPANY & AFFILIATES

Twinbrook Metro Site Context



TWINBROOK QUARTER

B.F. SAUL COMPANY & AFFILIATES

Attachment 1.A.n: Post-Application Area Meeting Minutes (3224 : STP2020-00401 Twinbrook Quarter)

Approved Project Plan (Approved April 29, 2019)

TWINBROOK QUARTER

B.F. SAUL COMPANY & AFFILIATES

Attachment 1.A.n: Post-Application Area Meeting Minutes (3224 : STP2020-00401 Twinbrook Quarter)

TWINBROOK QUARTER

B.F. SAUL COMPANY & AFFILIATES

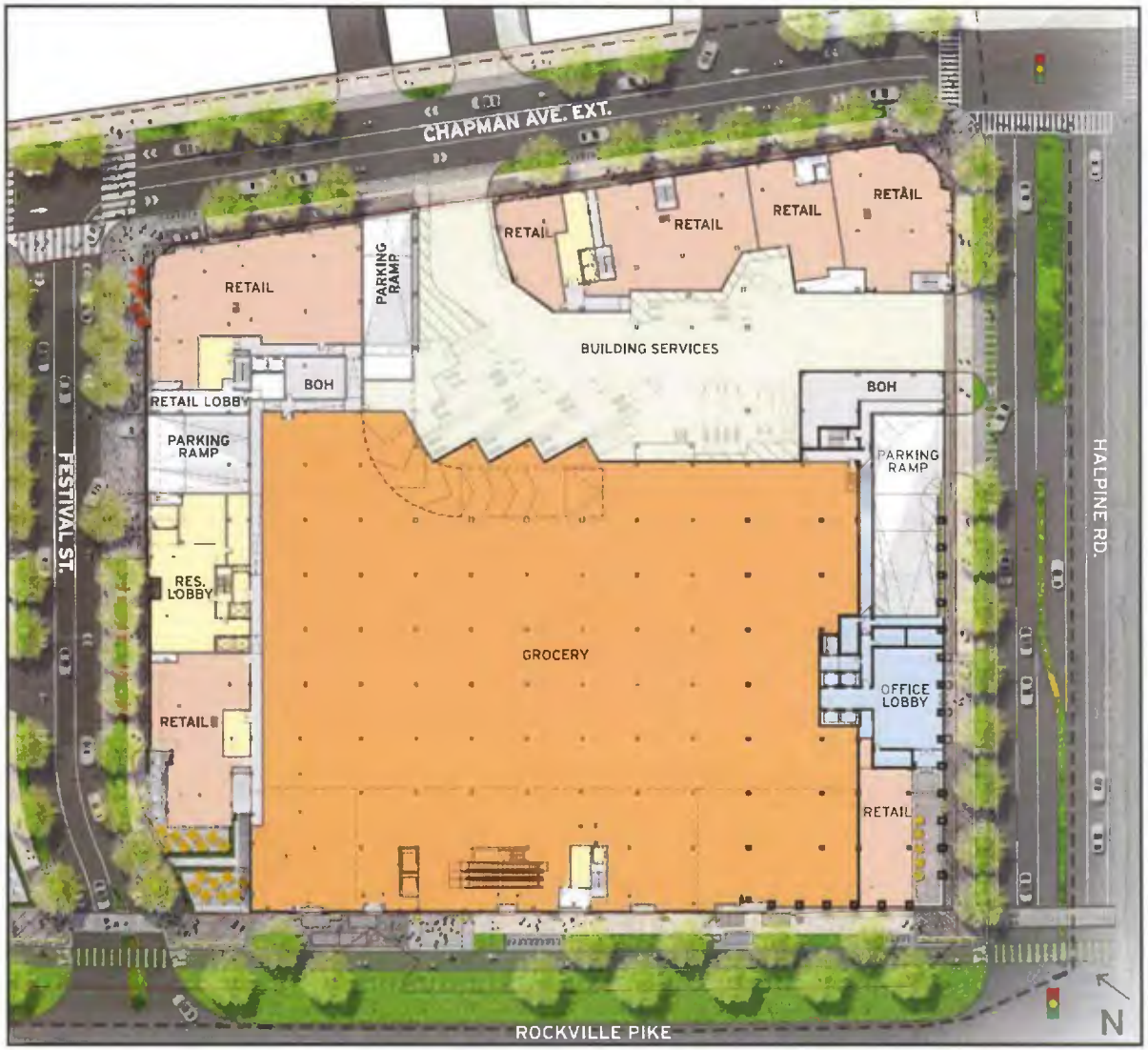
Phase 1 - Site Plan Submission

TWINBROOK QUARTER

B.F. SAUL COMPANY & AFFILIATES

Attachment 1.A.n: Post-Application Area Meeting Minutes (3224 : STP2020-00401 Twinbrook Quarter)

Phase 1 - Ground Level Plan



- RETAIL / RESTAURANT
- GROCERY
- RESIDENTIAL LOBBY
- OFFICE LOBBY
- BUILDING SERVICE
- BOH / MECHANICAL

LEGEND

Proposed Block 1 Site Plan Sizes and Uses

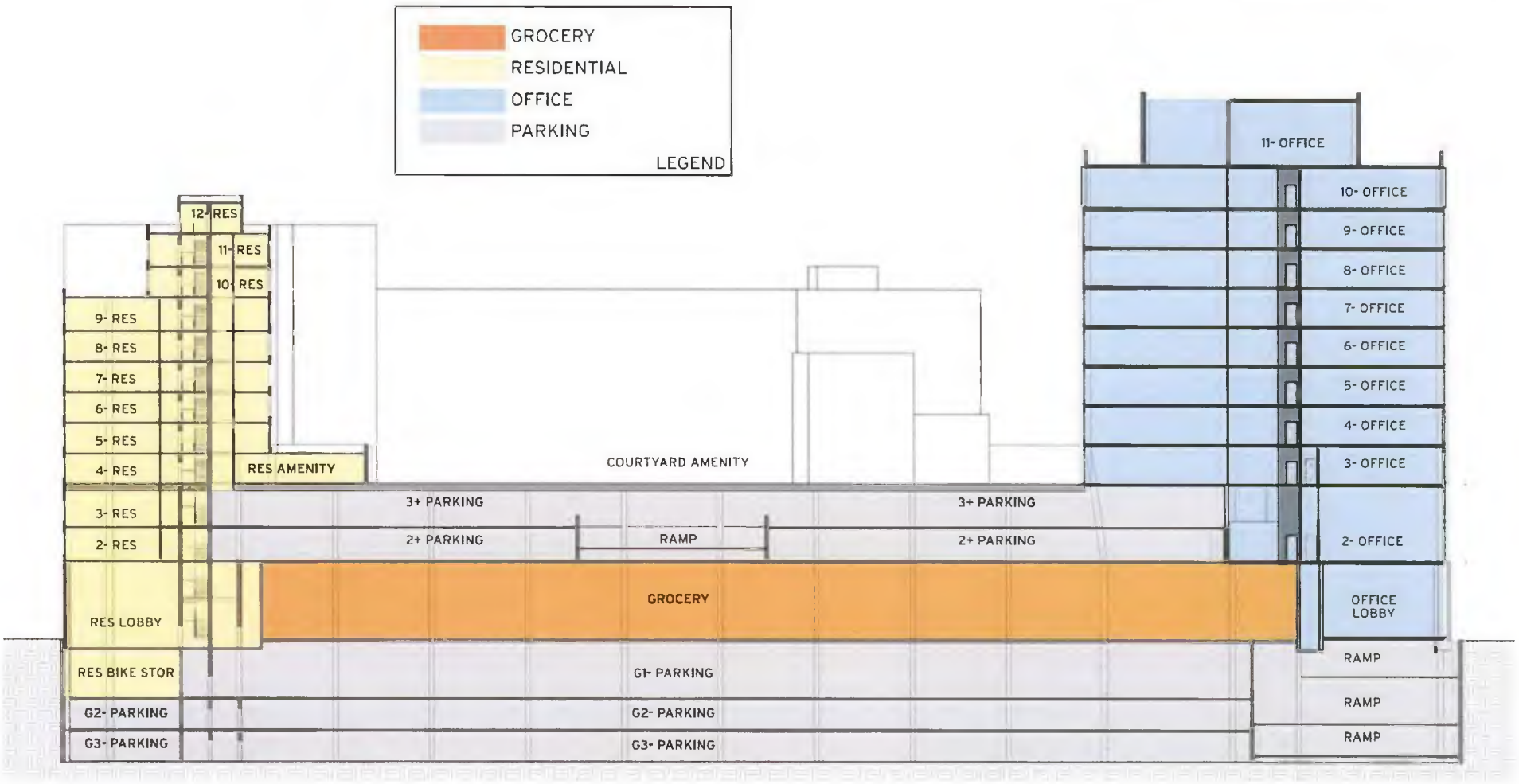
Office	237,000 sf
Residential	460 Units
Grocery	92,000 sf
Retail	17,000 sf
Restaurant	12,000 sf
Total	358,000 sf / 460 Units

TWINBROOK QUARTER

B.F. SAUL COMPANY & AFFILIATES

Attachment 1.A.n: Post-Application Area Meeting Minutes (3224 : STP2020-00401 Twinbrook Quarter)

Phase 1 - Building Section



TWINBROOK QUARTER

B.F. SAUL COMPANY & AFFILIATES

Attachment 1.A.n: Post-Application Area Meeting Minutes (3224 : STP2020-00401 Twinbrook Quarter)

TWINBROOK QUARTER

View of Rockville Pike

B.F. SAUL COMPANY & AFFILIATES

TWINBROOK QUARTER

View of Rockville Pike and Festival Street Corner

B.F. SAUL COMPANY & AFFILIATES

TWINBROOK QUARTER

View of Rockville Pike and Festival Street Corner

B.F. SAUL COMPANY & AFFILIATES

TWINBROOK QUARTER

View of Chapman Avenue and Festival Street

B.F. SAUL COMPANY & AFFILIATES

TWINBROOK QUARTER

View of Chapman Avenue and Festival Street

B.F. SAUL COMPANY & AFFILIATES

TWINBROOK QUARTER

View of Chapman Avenue

B.F. SAUL COMPANY & AFFILIATES

TWINBROOK QUARTER

View of Halpine Road and Chapman Avenue

B.F. SAUL COMPANY & AFFILIATES

TWINBROOK QUARTER

View of Rockville Pike and Halpine Road

B.F. SAUL COMPANY & AFFILIATES

TWINBROOK QUARTER

View of Rockville Pike

B.F. SAUL COMPANY & AFFILIATES

Development Review Process

Prior Project Plan and Related Processes

- Pre-Application Area Meeting: September 14, 2017
- Pre-Application DRC meeting: September 28, 2017
- Project Plan application filed: January 25, 2018
- Post Application Area Meeting: March 1, 2018
- Post-Application DRC Meeting: March 8, 2018
- Planning Commission Briefing: April 11, 2018
- Mayor and Council Briefing: April 30, 2018
- Planning Commission Public Hearing and Meetings: February 13th and 27th, 2019
- Mayor and Council Public Hearing: March 25, 2019
- Mayor and Council Approval of Project Plan: April 29, 2019
    - *Formal designation of the Project Plan as a Champion Project*
- Mayor and Council's approval of Development Rights and Responsibilities Agreement (DRRA): September 9, 2019

Development Review Process

Site Plan (Phase I) Process

- Site Plan Application Filing: February 5, 2020
- Post-Application Area Meeting: February 20, 2020
- Post-Application Development Review Committee (DRC) Meeting: March 19, 2020
- Anticipated Planning Commission Public Meeting: Summer of 2020
- Anticipated Construction: Spring of 2021

TWINBROOK QUARTER

B.F. SAUL COMPANY & AFFILIATES

Attachment 1.A.n: Post-Application Area Meeting Minutes (3224 : STP2020-00401 Twinbrook Quarter)

Meeting Minutes of February 20, 2020
Phase I Site Plan Post-Application Area Meeting

Location: Rockville Hilton, Eisenhower Room, 1750 Rockville Pike, Rockville, MD
Time: Meeting started at 7:15 P.M. and ended at 8:28 P.M.
Project: Proposed mixed-use development
Project Location: 6.02 acres along Rockville Pike (1588 – 1616 Rockville Pike)

Applicant Presenters:

- Todd Pearson, B.F. Saul Company
- Carlos Heard, B.F. Saul Company
- Jagdish Mandavia, VIKA Maryland, LLC
- Tom Gallas, Torti Gallas + Partners
- C. Robert Dalrymple, Linowes and Blocher LLP
- Nancy Randall, Wells + Associates

Applicant Presentation

The applicant projected a presentation on a screen at the front of the room. Todd Pearson of B.F. Saul Company began the meeting by welcoming everyone to the Phase I Site Plan Post-Application area meeting for "Twinbrook Quarter." Mr. Pearson explained that this was Phase I of the overall 18 acre development. He spoke about the process and that he has been involved with it since about 2012-13 when they first started purchasing the property. He spoke about how they involved the community and having their input on what they would like to see in the development, and how they took that information to their engineers to see what could be incorporated into the plan. Since then, they have had about 8 other meetings with the community and/or various civic associations and meetings with various individuals and City Staff. After receiving Project Plan approval, we are now here today. The Site Plan is for the First Block of the project.

Mr. Pearson wanted to address a couple things up front. He said they did receive questions from the Twinbrook Community Association prior to this meeting. He told Lou that they would get some answers to him before this meeting, but as they sat down and started going through them, the responses were very complex and technical, so he didn't want to send them to the Association. He stated that they are more than willing to having meetings with the Association and others, and go through the detailed complex answers. This meeting tonight is not the only meeting we are planning on having for the Community.

Mr. Pearson explained that he has been promoted and that he has stepped back from this project, although he will still be involved. Carlos Heard, Senior Vice President, who has been with B.F. Saul for 22 years, will take over control of this project.

Mr. Heard started off by stating that he has asked Mr. Pearson to be part of all meeting like this and to stay active in the development. He thanked all the people from the Community for

Attachment 1.A.n: Post-Application Area Meeting Minutes (3224 : STP2020-00401 Twinbrook Quarter)

attending the meeting and being active in the development. Mr. Heard described the amount of experience of the various members of the development team. He stated that they will continue to involve the Community at every step of the process. Mr. Heard outlined the agenda for the meeting, the various consultants on the project and the history of the B.F. Saul Company, a real estate development, construction, and management company with a wide-ranging portfolio across all sectors that was founded in 1892 and has been headquartered in Montgomery County since 1970. B.F. Saul Company seeks to finance, develop, and construct high quality projects that are later leased and managed in-house. In addition to taking pride in constructing better quality products, B.F. Saul Company's long-term commitment to the surrounding community is what differentiates it from developers that may build for the purposes of selling after construction.

Mr. Heard explained what is currently on the site, old retail buildings, strip parking and Metro up on the right. It's the southwest corner of the site. He introduced Tom Gallas of Torti Gallas + Partners to go over slides of the Phase I development.

Tom Gallas explained that Phase one will be Metro centric, centered around seven blocks, that are built around tree lined streets. To outline the neighborhood, it's from Rockville Pike at Halpine Road, to Chapman Avenue. We are going to build a new Festival Street and an extension of Congressional Lane. Chapman Avenue will also be extended. So, this is an area from the Metro tracks to Rockville Pike. Block I is in this corner. What you are looking at is a long term multi phase vision that will transform this 18 acre site into a walkable, bikeable transit orient district. This will create a mixed use destination for you to come to shop, live, go to restaurants, work, and all those things in one metro centric location.

Block I is on the southwest corner of Halpine and Rockville Pike, with an extension of Chapman and the new Festival, creating a walkable place with tree line streets, dedicated bike lanes, with residential towers and an office building on the corner of Halpine and Rockville Pike. You are looking at the ground floor plan. Wegman's will anchor the first phase with other stores and restaurants, 450 apartments and 237,000 square feet of office space. It will have wide sidewalks with outdoor dining options. You will be able to access parking form 3 different roads, Halpine, Chapman and Festival. It is designed so that there will not be any visible loading docks. The way the building works is on the ground floor, you have the grocery store, residential lobby and the office lobby. Above will be the office building and residential building. The parking will both below and above ground. Al this wrapped around tree lined streets with some on street parking.

This first Phase needs to set the tone for this community. We have done this conceptually. The first building is an art deco design with different facades. Each street view has a different façade, making it feel like it is not just one build building. Each façade has a different height, design, setbacks, color schemes and detailing, to make it feel like the different buildings were built over time. Mr. Gallas described the different facades as viewed from each side of Block 1, and how they change on each view, high lighting the different heights, and color schemes, the wide sidewalks, green spaces, and bike lanes. He said that the corner of Rockville Pike and Festival will be the "gateway" into the neighborhood. Store fronts will line all 4 streets. All designed to create an active Urban setting. Corner of Chapman and Festival will face the rest of the

Community. We envision restaurants with outdoor seating. We plan on a dedicated bike lane along Rockville Pike, about 10 wide also wide sidewalks throughout. Chapman Avenue will be the access point for residents to get to the Metro. The corner at Halpine and Chapman will face the Metro. We wanted this to be welcoming and pedestrian friendly. We believe this beautiful first phase will start the transformation of this random disorganized shopping center with various surface parking into a world class walkable, bikeable community.

Robert Dalrymple of Linowes and Blocher LLP explained the process of development to date and what to expect and the outreach efforts of the B. F. Saul. He stated that the City of Rockville is not short on process. Besides the community outreach, there are many regulatory processes. He explained the process from 2013 when B.F. Saul first started buying the various parcels. A slide showed the various regulatory steps, starting in September 2017 with Pre Application Area Meeting and Pre Application DRC Meeting. January 2018 the Project Plan application was filed. In March of 2018, they held Post Application Area Meeting and Post Application DRC Meeting. In April of 2018 the Planning Commission and the Mayor and Council held briefings. In February 2019, the Planning Commission held 2 public hearings. The Mayor and Council held a public hearing in March 2019 and approved the Plan in April 2019. In February 2020, the Site Plan Application was filed. And tonight is the Post Application Area Meeting. In March 2020 should be the Post Application DRC Meeting. Mr. Dalrymple stated that the project team is always available to answer questions.

Mr. Heard displayed contact information for additional information, questions, or comments about the project, including a phone number, email, and several websites. Time was then provided for questions and comments from the attendees, listed below.

Mr. Heard concluded the meeting at approximately 8:28 PM by thanking everyone for attending.

Attendee Questions/Comments and Applicant Responses:

1) Wegman's size will be 92,000 square feet. How does that compare to the size of the Wegman's in Gaithersburg?	Wegman's in Gaithersburg is there full size suburban model, about 128,000 square feet. Our 92,000 is the urban concept. So, a little smaller but a typical grocery store runs about 60,000
2) The location of Festival Street, what is there now?	It will line up with/straight across from Congressional, right next to the Salvation Army.
3) Festival Street, coming across Rockville Pike for pedestrians and bikes, what was your thinking behind this?	At some point in the future, the Bus Rapid Transit will be coming and this will change Rockville Pike. There will be service road. The intersection of Halpine and Rockville Pike is signalized. Looking into signalizing Festival, but it has not yet been determined. There are proposed bike routes through out and wide sidewalks and cross walks throughout. Will

	also be signalizing Halpine and Chapman.
4) Halpine and Rockville Pike has a lot of pedestrian injuries or worse, I understanding it will be signalized, but need to make it safe.	We will be dong improvements along Halpine. We are looking at what is going on at Halpine and Rockville Pike and Congressional. We are doing a full corridor analysis and as each Phase is built, we will be looking at everything again.
5) What is macro view of Twinbrook Quarter as a phased Project? How long for completion of Phase I? How many more Phases? Timing?	DRRA gives us 30 years. Trying to get Phase 1 started by the beginning of next year. Probably 6 to 7 Phases, too early to determine start dates. 36 to 39 months to complete Phase 1.
6) When will the central park delivered? Start construction during Phase 1?	Under the DRRA, 2nd Phase, Block 2, the Park, goes in second. So it's important to get started. Our intention is to be done a lot sooner than 30 years. We would finish construction, but start while we are leasing Phase 1.
7) Timing on Block 6? When will it start?	Everyone interested in the pedestrian / bike bridge over Rockville Pike. We have spoken with WMATA and the City. We are more than willing to design our building to accommodate this structure. WMATA like the idea, but, they are also bankruptcy. It's in planning. Next step will be funding. It will take the City, State and Federal Government for funding. Once everything can be finalized.
8) Is that the only available spot for a bridge? Where does it spill out?	It spills into the industrial section just behind Sherwin Williams.
9) Follow-up on bridge, can Saul put in money?	We are putting in about $10,000,000 to improve the infrastructure.
10) 460 residential apartments, what are the sizes? What is the mix?	Our actual submittal was for only 450 apartments. They will range from studio to 1 and 2 bedrooms. It will be multi-phased so if we over build or under build, we can adjust in the next phase.
11) What determines condos or apartments?	The issue with Condos is that they are very market dependent. We don't build Condos. We tend to stick with what we do best.
12) What exactly is starting in spring of 2021? Sewers?	One issue with sewers is that there is a choke point at Congressional Plaza. As we start Phase 1, we will be installing an entirely new loop. It's a big investment and was part of the DRA negotiations. We are also installing other improvements.
13) Will this involve shutting down parts of Rockville Pike?	No, we will not be shutting down Rockville Pike.

14) Will you be raising the whole site or just taking down buildings as needed?	Will be demolishing this block, these 2 buildings. The others will stay in place.
15) As this is built out, potential for a lot of new families. Any room for a Day Care Facility because there is currently not enough available day care?	Yes, we have been working to get a day care. We actually have an option built in to get one. We have been evaluating the location. No potential tenant yet but think it would be a great use of space. Also, there is a very large courtyard on the roof of Wegman's which could be a possible outdoor space for a day care.
16) Any plan for a Metro Garage or plans by WMATA and the City for parking?	Actually there was a joint development agreement between JBG and WMATA. It fell apart. It's a prime site; someone will probably pick it up.
17) Any strategy for the Office Tower? Looking for a single major tenant or a variety of tenants? Or will it be build it and hope they come?	So, the Site Plan sets what we can do on the outside of the building. Can't change that, but the inside can be modified to a specific tenant. A major tenant would be ideal. We don't really want 30 small tenants. We are building parking regardless. All parking goes in Phase 1.
18) Is the Office Tower not part of Phase 1?	It depends on market and availability of leasing. It might be Phase 1B.
19) Are you going to redo the traffic light timings at Festival, Congressional and Halpine? Has SHA redone any of lights? I would be very concerned about adding additional signal boxes. It's more than just those 3. Montrose is the break point.	Studies were done. They looked at several intersections. So, we have met the warrants for signalization at Chapman, Festival and Halpine. The intersections further south did not meet the warrant. Widening Congressional will be changing the timing. Actually, the State doesn't control this, it's the County, and so we will be working with the County. When the County comes in, they will look at the whole corridor.
20) What is the percentage of affordable housing? Spread out or all clumped together?	15 percent for the whole project and for each of the phases. Yes each building will have it. Must have a mix. Can't be all studios.
21) Affordable to what income level?	City just updated their program, but the limits are set by the City. It's a range of 30 to 120% of Area Median Income. It previously was only around 60% of Area Median Income.

The above minutes/summary were written by Bryan Spell, a paralegal at Linowes and Blocher LLP.

**L&B 8323041v2/13963.0001

Hon. Debra Daniel
City Attorney
City of Rockville
111 Maryland Avenue
Rockville, MD 20850

July 16, 2020

RE: LIVE HEARINGS REQUIRED IN ZONING CASES

It has come to my attention that the City is conducting zoning hearings by virtual only. As the current City Attorney knows and acknowledged, an opposer to a zoning change proposal is entitled to live cross examination.
There are U.S. Supreme Court cases that hold such. See Briefs in Twinbrook Quarter, 12720 Twinbrook Pky ("AvalonBay/former FDA site project"), 1900 Chapman, etal. cases.

Maryland Dept. of Transportation recognizes this legal requirement as noted in its announcement of both Virtual/Online and "IN-Person Hearings" {Montgomery Live Hearing, Sept. 1, 2020 at Rockville Hilton] for "Joint Public Hearings For the DEIS and JPA"{Managed Lanes hearings}. In addition "Public One-On-One Testimony" live hearings by appointment are also required. "Social distancing will be strictly enforced, including requiring face coverings, hand sanitizing stations, and limited capacity in hearing room."

As further facts that virtual only is presently inadequate, the equipmenr necessary for a citizen to participate requires both a computer, cameras on both ends, multiple cameras in the hearing room, and high capacity internet connections, which citizens are not legally required to own. Further, the Montgomery Library system is closed. Therefore, there is no reasonable alternative to live in-person hearings on zoning matters.

I believe that this legal requirement applies to both Mayor and Council hearings and Planning Commission hearings.

Thank you in this matter.

Sincerely,
Samuel Shipkovitz
Samuel Shipkovitz

5918 Holland Road
Rockville, MD 20851
202/787-3936

D1

Attachment 1.A.o: Community Correspondence (3224 : STP2020-00401 Twinbrook Quarter)

Jim Wasilak

From: Jim Wasilak
Sent: Monday, July 27, 2020 2:47 PM
To: STAR PROFSERVICES
Cc: Anita McCombs; Nicholas Dumais
Subject: RE: ROCKVILLE ZONING: LIVE HEARINGS REQUIRED

Mr. Shipkovitz, if you need technical assistance, please let me know. We will do all we can to ensure your participation.

Thanks, Jim Wasilak

From: Nicholas Dumais <ndumais@rockvillemd.gov>
Sent: Monday, July 27, 2020 2:07 PM
To: STAR PROFSERVICES <starprofservices@gmail.com>
Cc: Anita McCombs <amccombs@rockvillemd.gov>; Jim Wasilak <jwasilak@rockvillemd.gov>
Subject: RE: ROCKVILLE ZONING: LIVE HEARINGS REQUIRED

Mr. Shipkovitz,

Those interested in participating in virtual Planning Commission hearings may do so by phone as well as by computer. If you have questions regarding participation in a virtual hearing by phone, please contact Mr. Wasilak.

Nicholas Dumais
Assistant City Attorney
City of Rockville
111 Maryland Avenue
Rockville, MD 20850
ndumais@rockvillemd.gov
240-314-8153

From: STAR PROFSERVICES <starprofservices@gmail.com>
Sent: Monday, July 27, 2020 1:35 PM
To: Nicholas Dumais <ndumais@rockvillemd.gov>; STAR PROFSERVICES <starprofservices@gmail.com>
Subject: Re: ROCKVILLE ZONING: LIVE HEARINGS REQUIRED

Pls contact MDOT which issued and mailed their hearing procedures recently. The MD AG must have been involved and approved; set standards require separate luve hearings for thise whi want toi crossexamine witnesses. Therefore the virtual only rules are illegak/ uncinstitutional.
2. Wasilek reports to the Pl. Com., so such would be not relevant to this issue. Pls conduct the appropriate legal research and the Legal Dept. Of MDOT and get back to me please.
Logistically, I'm using my phone and AndroPenOffice ap.
Thank you.
Sam Shipkovitz
2027873936

On Monday, July 27, 2020, Nicholas Dumais <ndumais@rockvillemd.gov> wrote:

> Mr. Shipkovitz,

Attachment 1.A.o: Community Correspondence (3224 : STP2020-00401 Twinbrook Quarter)

Thank you for your e-mail. The Rockville Planning Commission will conduct all virtual hearings in accordance with its Rules of Procedure and applicable legal requirements.

If you would like more information on how to participate in a particular hearing, please contact the Planning Commission's staff liaison Jim Wasilak at jwasilak@rockvillemd.gov. I have cc'd Mr. Wasilak to this e-mail.

Nicholas Dumais

Assistant City Attorney

City of Rockville

111 Maryland Avenue

Rockville, MD 20850

ndumais@rockvillemd.gov

240-314-8153

From: STAR PROFSERVICES <starprofservices@gmail.com>
Sent: Monday, July 20, 2020 1:01 PM
To: Anita McCombs <amccombs@rockvillemd.gov>; Nicholas Dumais <ndumais@rockvillemd.gov>; STAR PROFSERVICES <starprofservices@gmail.com>
Subject: ROCKVILLE ZONING: LIVE HEARINGS REQUIRED

From: Jim Wasilak
To: Meagan Sexton; Planning Commission
Cc: Brian Wilson; Paul Goldstein
Subject: RE: Twinbrook Quarter
Date: Tuesday, July 28, 2020 8:13:09 AM

Meagan, On behalf of the Planning Commission, I wanted to let you know that each member has received your testimony, and it has been incorporated into the public record for the site plan. Thank you for your interest in Rockville's future.

Sincerely,
Jim Wasilak
Staff Liaison to the Planning Commission

From: Meagan Sexton <sexton.meagan.m@gmail.com>
Sent: Monday, July 27, 2020 8:42 PM
To: Planning Commission <Planning.Commission@rockvillemd.gov>
Subject: Twinbrook Quarter

July 27, 2020

Planning Commission
City of Rockville
111 Maryland Ave.
Rockville, MD 20850

Dear Chair Littlefield and Members of the Planning Commission,

I'm a lifelong Montgomery County resident, and am speaking this evening in support of the Twinbrook Quarter Phase One Site Plan Application.

As a young professional, my number one requirement when looking for a new home is proximity to Metro and public transit. This is also one of the top considerations for my peers, which continues to come up in conversations about where to live next. A walkable, sustainable, and convenient work, play, live space is exactly what the next generation of renters and homebuyers is looking for. As more and more people move away from the one-car-per-person model we need projects like Twinbrook Quarter to provide the environment and lifestyle that we find essential.

While this application is just for Phase One, it lays the groundwork for other phases to follow. Phase One alone vastly improves walkability along Rockville Pike, with an impressively wide set of buffers between the Pike and bike lanes and again between the bike lanes and widened sidewalk. We all know that this particular section of 355 is a bit of an eyesore and not a place I would want myself or my loved ones to traverse. The Phase One plans represent a major improvement and transforms the site into a destination.

Twinbrook Quarter will provide a variety of long-term benefits for our community that should make it a no-brainer when it comes to supporting the redevelopment project. All told, it will result in over 3,400 new jobs, millions of dollars in school and transportation improvement funds, a substantial new base of tax revenue for the City of Rockville, and new affordable housing options, which are vital to retaining young talent in the area.

Let's get the momentum started by moving forward with this most important and exciting first phase of Twinbrook Quarter. I urge you to vote in favor of the Phase One Site Plan.

Thank you for considering my request.

Sincerely,
Meagan Sexton

--
Meagan Sexton

301-467-5063
sexton.meagan.m@gmail.com

July 27, 2020

Planning Commission
City of Rockville
111 Maryland Ave.
Rockville, MD 20850

Dear Chair Littlefield and Planning Commissioners,

I am writing in favor of the Twinbrook Quarter Phase One Site Plan application and ask that the Planning Commission provide its approval.

It has taken several years and a variety of decisions to get to this point. Now we are in the home stretch. Approval of this site plan sets in motion the important first phase of a development that will elevate the City's position as an exciting destination to live, work, shop and relax.

It goes without saying that we are all looking forward to having a new Wegmans in Rockville as part of Twinbrook Quarter's first phase. We are familiar with the substantial economic benefit that this new community will bring Rockville. But there is so much more.

First, the building design reflects B. F. Saul's continuing commitment to timeless art deco-themed architecture. And rather than construct one massive building that looks the same on all sides, the company has focused on using different building materials, varying heights and different design elements to give each side of the building its own unique look and visual experience, while remaining consistent with the art deco aesthetic. With the addition of shops on the ground floor, this first phase creates a welcoming and beautiful presence for all who visit.

Second, Phase One plans include the badly needed extension of Chapman Avenue. The addition of Festival Street from Rockville Pike to Chapman Avenue is just the first part of a street grid that will expand with the development. B. F. Saul plans to add traffic lights to key intersections to enhance traffic safety. And by designing the building to accommodate all deliveries and loading activity inside the building, we won't see the daily tableaux of trucks blocking traffic lanes, creating backups and negatively impacting pedestrian safety.

Finally, Twinbrook Quarter is creating a more pleasant and safer walking/biking experience, evidenced in the Phase One design. We now have an unsightly sidewalk that runs smack up against Rockville Pike with no buffer to protect pedestrians and bike riders. B. F. Saul's plan changes all of that with two separate layers of landscaped buffers that protect the bike lane and the new, wide sidewalk. There is even room for outdoor café tables and chairs to create a pleasant gathering space – an important feature that doesn't exist today.

I strongly believe that Phase One effectively sets the stage for what promises to be a beautiful destination and a boost to our local economy. It will be extremely beneficial for millennials, future generations and the City as a whole.

I therefore encourage the Planning Commission to approve the Phase One Site Plan.

Thank you for considering my comments.

Sincerely,

Lee Gochman
4800 Auburn Ave., Apt. 213
Bethesda, MD 20814

From: Jim Wasilak
To: Benjamin B; Planning Commission
Cc: Brian Wilson; Paul Goldstein
Subject: RE: Twinbrook Quarter Phase 1 Site Plan
Date: Tuesday, July 28, 2020 8:05:04 AM

Ben, On behalf of the Planning Commission, I wanted to let you know that each commissioner has received your testimony, which has been incorporated into the public record for the site plan. Thank you for your interest in Rockville's future.

Sincerely,
Jim Wasilak
Staff Liaison to the Planning Commission

From: Benjamin B <BCBerbert@hotmail.com>
Sent: Monday, July 27, 2020 7:31 PM
To: Planning Commission <Planning.Commission@rockvillemd.gov>
Subject: Twinbrook Quarter Phase 1 Site Plan

Chairman and Commissioners,

I just wanted to briefly express my support for the Twinbrook Quarter development phase I site plan that is before you now, to approve the retail space that is tentatively planned to include a Wegmans grocer, plus the addition of multi-family housing and potential office space adjacent to the Twinbrook Metro station. These and the adjacent properties on the east side of the Pike just north of the Twinbrook Metro are currently a major eyesore and a missed opportunity and I'm glad BF Saul has been able to present a truly commendable vision for this area. Getting this first phase off the ground is more critical now than ever given the pending major economic disruption likely coming to the City and region. Having a project like this anchor the area may very well cause Twinbrook and Rockville to be an economic highlight during these otherwise challenging times. I look forward to your support for this and for future applications to see this project through.

Ben

Twinbrook Resident

From: Jim Wasilak
To: Brian Wilson
Cc: Paul Goldstein
Subject: FW: Public Testimony On Twinbrook Quarter, Phase I Site Plan Application (STD2020-00401) for Aug 5, 2020
Date: Friday, July 24, 2020 9:38:24 AM

Brian, please add to the public record. Thanks, Jim

From: Brigitta Mullican <coburgbrigitta@gmail.com>
Sent: Wednesday, July 22, 2020 9:56 PM
To: Planning Commission <Planning.Commission@rockvillemd.gov>
Subject: Public Testimony On Twinbrook Quarter, Phase I Site Plan Application (STD2020-00401) for Aug 5, 2020

Testimony by Brigitta Mullican, Lewis Ave., Rockville, MD. 20851
Public Hearing on Twinbrook Quarter: Phase I Site Plan Application (STD2020-00401): Notification of Planning Commission Public Meeting – August 5, 2020

This is a request to approve the subject Sit Plan Application. As you know my Twinbrook community has continued to support this Champion Twinbrook Quarter project and the development will be a great asset to the City of Rockville.

This project meets the Mayor and Council Strategic Goals and Principles of "Responsible Growth Management, which states Rockville "will work cooperatively with residents, the business community, developers, the County and the City of Gaithersburg to address critical infrastructure issues, including appropriate revisions to the APFS & APFO, where required."

Keeping that city goal in mind, I believe the proposed site plan should be approved by the Rockville Planning Commission. This will allow the Twinbrook Quarter project to move forward while refocusing on a long-term solution. This Twinbrook project is an economic benefit to Rockville and it follows the smart growth concept near a Metro station.

The extra roadways will take traffic off Rockville Pike. The project will attract retail and residential units beneficial for all of Rockville. The location at the Twinbrook Metro makes this an excellent project. The improvement of the infrastructure is a welcomed one. Rockville should be grateful to have a developer willing to invest in our City and provide so many more amenities.

B. F. Saul is enclosing all deliveries and loading underground (under the building) in this phase, so there won't be any disruptions to traffic, bike riders or pedestrians. This is highly unusual and is a benefit to the community,

Today's pedestrian experience is unpleasant, as there is no buffer between the

Attachment 1.A.o: Community Correspondence (3224 : STP2020-00401 Twinbrook Quarter)

sidewalk and the Pike. Saul's plans start with a significant, landscaped buffer from the Pike to the new greenway bike lanes. An additional landscaped buffer separates the bike lanes from the new sidewalk.

Please approve this Phase I Site Plan Application (STD2020-00401).

Thank you.

Sincerely,

Stay safe and healthy.

Brigitta Mullican (1947 Lewis Ave, Rockville, MD 20851)
301-230-0890

ROCKVILLE
CHAMBER OF COMMERCE

Focused
On Rockville
& Its Community

July 27, 2020

Planning Commission
City of Rockville
111 Maryland Ave.
Rockville, MD 20850

Dear Chair Littlefield and Planning Commission Members:

The Rockville Chamber of Commerce has testified in support of Twinbrook Quarter many times over the past years and we are happy to express the Chamber's support once again.

We are entering an exciting new phase in the process, and we encourage the Planning Commission to approve the Site Plan Application for Phase One. While beneficial to our City on its own, Phase One also sets the stage to move forward with the other features of this game-changing redevelopment.

Twinbrook Quarter is the catalyst needed to realize the goals enumerated in the 2016 Rockville Pike Neighborhood Plan. Even in this initial phase, the proposal checks all of the boxes for the criteria detailed in the Corridor Planning Principles:

1. Liveable, Desirable Environment & Thoughtful Urban Design
   B. F. Saul's new building design gives it the appearance of smaller structures, due to the mix of building materials and architectural features used on each side. Retail included on the ground floor and outdoor café seating make it even more desirable. And all parking for residents and retail will be enclosed in a multi-story garage, out of site from outside the building.

2. Multimodal Transportation
   It goes without saying that Twinbrook Quarter will be a transit-adjacent community at the Twinbrook Metro. The feature that we find particularly attractive is the new, wide landscaped buffer between Rockville Pike and the Phase One building. Starting at the Pike, B.F. Saul is creating a wide expanse of landscaped green buffer leading to the bicycle greenway. An additional buffer is placed between the bike greenway and the sidewalk. Additionally, the sidewalk is much wider than exists today. This is a major improvement over the walking and biking situation currently existing on that location and makes the project a beautiful destination.

   B. F. Saul is also planning a street grid pattern within the development, beginning in Phase One with the creation of Festival Street, running east from Rockville Pike to the newly extended Chapman Avenue.

Attachment 1.A.o: Community Correspondence (3224 : STP2020-00401 Twinbrook Quarter)

3. Economic Viability
   Twinbrook Quarter represents more than a billion dollar investment in the City. It is a major economic development win, projected to create 3,450 jobs, produce $69.3 million in net tax revenue for the City over the 30 year build out, and $4.4 million in net tax revenue for the City each year after build out. It is literally too big for the future of the City for us to let it fail.

This is a project that is absolutely critical to the future of the City of Rockville. We represent the kinds of small businesses that everyone agrees we need to preserve. Small businesses constitute the majority of the membership of the Rockville Chamber of Commerce and they understand and strongly support this project.

The Chamber therefore respectfully urges you to do approve the Twinbrook Quarter Phase One Site Plan Application.

Sincerely,

Marji Graf, President & CEO

Rockville Chamber of Commerce

1 Research Court, Suite 450

Rockville, MD. 20850

Attachment 1.A.o: Community Correspondence (3224 : STP2020-00401 Twinbrook Quarter)

Twinbrook Community Association
P.O. Box 834
Rockville, MD 20848-0834

Testimony Before the City of Rockville Planning Commission
Wednesday, August 5, 2020

Dear Chair Littlefield and Fellow Commissioners,

There continues to be broad support for the Twinbrook Quarter project in the neighborhood. The Twinbrook Community Association has not heard any concerns from neighbors about the current site plan for Phase 1 of the project. Many neighbors look forward to the amenities and economic investment the project will bring to Twinbrook and to the city. We wish to thank both the applicant and especially city staff for their willingness to meet with the neighborhood throughout the process to date to hear and address our questions and concerns. TCA has held several meetings with the applicant and city staff to go over our questions and concerns related to the project, including discussions about storm water management, construction noise, the potential for a pedestrian/bicycle connection and more. We look forward to continuing that partnership as Phase I commences construction and for any future phases and site plan applications.

One of the Twinbrook Community Association's major concerns about the Twinbrook Quarter Development is the impact on storm water from Twinbrook Quarter that runs off through (or under) the Twinbrook neighborhood. The developer and the city staff have handled our concerns well and we appreciate their continued support and explanations.

As we understand it, the applicant is responsible for expanding stormwater capacity, as necessary, pending results of the Safe Stormwater Conveyance Analysis. The "capacity" is transited through an old piping infrastructure that lays under the Twinbrook neighborhood. We do not know if that piping is aging out of its useful life span. We understand that DPW has a preventative maintenance program to address this concern. The TCA wants to be sure that the budget dollars for this preventative maintenance are adequate for the needs. The TCA also wants to be sure that those budget dollars are not at risk in any upcoming budget revisions caused by the pandemic's economic impact.

We also wish to express our desire that the public art requirement for this project be met with thoughtful proposals that focus on placemaking that honors local history and culture. We desire that any public art is more similar to what is found in Rockville's Town Center than one off sculptures or art pieces that have no context or tie to place and are found in new developments all across the country. The Pike and Twinbrook have a long history with important culture touchstones that can be highlighted and help with placemaking and we hope the applicant takes these suggestions, which have already been shared, to heart as they move through phase I and future phases.

\We thank you for your time this evening and for the opportunity to provide feedback on the Twinbrook Quarter development project.

Attachment 1.A.o: Community Correspondence (3224 : STP2020-00401 Twinbrook Quarter)

Sincerely,

Mike Stein, President
Twinbrook Community Association

Contact:

Mike Stein
twinbrook.president@gmail.com, 240-447-2327

Agenda Item #:	A
Meeting Date:	August 5, 2020
Responsible Staff:	Andrea Gilles

SUBJECT: Recommendation to the Mayor and Council for Zoning Text Amendment, TXT2020-00257, East Rockville Design Guidelines and Standards

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

Staff recommends that the Planning Commission review and approve the memorandum (Attachment A) to the Mayor and Council with recommendations on Zoning Text Amendment TXT2020-00257 for the East Rockville Design Guidelines.

Planning Commission Staff Report

MEETING DATE: August 5, 2020

REPORT DATE: July 29, 2020

RESPONSIBLE STAFF: Andrea Gilles, AICP

Comprehensive Planning Manager
240.314.8273 / agilles@rockvillemd.gov

SUBJECT: Zoning Text Amendment TXT2020-00257

East Rockville Design Guidelines and Standards

BACKGROUND:

On June 8, 2020, the Mayor and Council authorized the filing of Zoning Text Amendment (ZTA) TXT2020-00257 to add a Design Guidelines section to Article 10 – Single Dwelling Unit Residential Zones of the City's Zoning Ordinance and reference, with the Zoning Ordinance, the East Rockville Design Guidelines. If adopted, the ZTA would implement the East Rockville Design Guidelines document.

At its meeting on July 22nd, the Planning Commission discussed the draft ZTA and provided staff with recommendations to incorporate into a memorandum (Attachment A) for transmittal to the

Mayor and Council. The Planning Commission requested that staff prepare a draft of the memorandum for review and approval at its next meeting on August 5.

DISCUSSION:

The attached draft memorandum outlines staff's understanding of the Planning Commission's recommendations to the Mayor and Council on the draft ZTA and East Rockville Design Guidelines document. Staff requests that the Planning Commission review the draft, provide any revisions that it may wish to make, and approve the memorandum for transmittal to the Mayor and Council.

NEXT STEPS:

After transmittal of the Planning Commission's recommendations to the Mayor and Council, a public hearing will be scheduled with the Mayor and Council in the fall to receive public testimony on the proposed zoning text amendment. The Mayor and Council will then review the testimony and make a final decision.

Attachments

Attachment 2.A.A: PC Memo: Recommendation to Mayor and Council ZTA TXT2020-00257 (PDF)

Jim Wasilak

Jim Wasilak, Zoning and Development Manager 7/29/2020

City of Rockville

MEMORANDUM

August 5, 2020

TO: Mayor and Council

FROM: Planning Commission

SUBJECT: Planning Commission Recommendation on Zoning Text Amendment Application TXT2020-00257, East Rockville Design Guidelines and Standards

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At our meeting on August 5, 2020, the Planning Commission approved the comments in this memorandum on the proposed Zoning Text Amendment (ZTA) Application TXT2020-00257 to add a Design Guidelines section to Article 10 – Single Dwelling Unit Residential Zones of the City's Zoning Ordinance. If adopted, the ZTA would implement the East Rockville Design Guidelines document, which would apply to new detached residential structures and additions to existing homes in East Rockville. The comments are based on a review and discussion that took place on both July 22 and August 5, and as well as on the presentation that the Commission received from the consultant team of Michael Watkins Urban Design and Architecture on May 27th.

After lengthy discussion and deliberation, the Planning Commission voted unanimously to recommend for approval to the Mayor and Council the draft ZTA along with several items for further consideration as outlined below.

PLANNING COMMISSION RECOMMENDATIONS

1) **Design Guidelines Section Name (proposed new Section 25.10.14)**
The Planning Commission recommends that, to avoid confusion, the section title for the Zoning Text Amendment, which is called Design Guidelines in the proposed amendment, should match the name of the East Rockville document, or vice versa. Staff agrees and recommends retaining the existing section title (Design Guidelines) and changing the current title of the East Rockville document (East Rockville Design Guidelines and Standards) to the East Rockville Design Guidelines. This small change simplifies the terminology and utilizes a term of more universal understanding for not only planners

and designers, but also residents. Further, the introductory section of the East Rockville document includes an explanation about which provisions are required standards (the "wills" and the "musts") and which are discretionary *guidance* (the "shoulds"). Staff believes that both standards and guidance can come under the broader title of Guidelines.

2) Alternative Compliance: Additional Parameters and Reference in the new Design Guidelines section of the Zoning Ordinance

An "Alternative Compliance" option is included in the draft East Rockville Design Guidelines document and may be granted by the Chief of Zoning, or another applicable Approving Authority as defined in the Zoning Ordinance, if "the proposed alternative design maintains the intent and spirit of the guidance and standards and provides an equal or better design solution in terms of livability for residents and impacts on neighboring properties."

Additional Parameters

The Planning Commission raised a mix of questions about Alternative Compliance, including whether it allowed for too much flexibility or whether additional parameters for meeting the Alternative Compliance should be established. The Planning Commission agrees with retaining an option for Alternative Compliance but recommends the following modifications:

- Establish more specific findings or criteria for approving Alternative Compliance.
- Expressly require a property owner to prepare a statement demonstrating how the proposed alternative is meeting the intent and spirit of the design guidelines.

A third option, to limit Alternative Compliance to apply only to specific mandatory design standards, was considered but is not favored by the Planning Commission.

In addition to providing more criteria and/or a justification for compliance, the Planning Commission suggests that Alternative Compliance should have a stronger introductory and intent statement within the East Rockville Design Guidelines document, emphasizing that alternative proposals should demonstrate the benefits to the neighborhood that balance the requested relaxation of a standard.

Reference in the new Design Guidelines section of the Zoning Ordinance

The Planning Commission also recommends that a reference to Alternative Compliance should be included as a subsection of the proposed new Design Guidelines section of the Zoning Ordinance so that it is made clear up front that flexibility may be permitted in the application of the mandatory standards in the design guidelines (the "musts" as opposed to the "shoulds") if certain criteria are met. The Commission suggests adding a subsection to the proposed new section 25.10.14 that refers generally to the allowance for Alternative Compliance but that the details of the criteria or findings remain in the East Rockville Design Guidelines document.

3) Limits to Building Footprint, Large Lots

PDS staff provided an overview of the issues raised by the Mayor and Council about the proposed limit to building footprint (Issue 3, Lot Coverage, document page 5) given the varying lot sizes and, in particular, the number of large lots in East Rockville. The Planning Commission discussed and is in favor of the alternative that staff presented. To follow is a summary of the proposed alternative.

The current proposal to limit the primary building footprint to 1,500 square feet is based on the R-60 zoning category, which requires a 6,000-square-foot minimum lot size. The majority of the neighborhood is zoned R-60, except for a few blocks zoned R-75 in the Burgundy Knolls area to the northeast, between 1st Street and E Gude Drive. A 7,500-square-foot minimum lot size is required in the R-75 zone. Given these two zoning classifications, the Planning Commission supports staff's recommendation that, for lots up to 7,499 square feet, the current draft language would apply; and the footprint for the primary building would be limited to 1,500 square feet (25% of 6,000 square feet). For lots 7,500 square feet and larger, the footprint of the primary building would be limited to 1,875 (25% of 7,500 square feet). The same would apply for instances in which a property owner wanted to add on to, but retain, their single-story home. If an existing one-story house is retained on a lot that is 7,500 square feet or larger, an addition may bring total lot coverage up to 35% of the smallest lot size available (7,500 square feet in the R-75 zone or up to 2,625 square feet. The language would need to be updated accordingly for the properties under 7,500 square feet.

4) Porches

As people have been confined closer to home during the COVID-19 pandemic, we have seen first-hand how building design can influence the "feel" of a neighborhood. Specifically, with the case of porches, it has become more common to see neighbors sitting on their front porches or stoops, greeting others as they walk by. The Planning Commission notes that the East Rockville Design Guidelines document currently requires that new porches be a minimum of 5 feet deep, with 8 feet preferred, but that there is no requirement for width. The Planning Commission, after discussion, ultimately decided not to recommend a required minimum width; but the Mayor and Council may want to consider further discussion about adding a preferred width of 8 feet. The Planning Commission also recommends adding more robust intent language about the importance of porches in walkable neighborhoods to the introductory paragraph on document page 14.

5) Updates to Graphics

The Planning Commission recommends updating the graphics for Issue 5, Additions (document pages 7 and 8). The Planning Commission recommends making it more clear graphically that image 1 on page 7 corresponds to image 2 on page 8. We also recommend that image 4 on page 8 be changed to an image that is more representative of the type of additions that are occurring in the neighborhood.

Attachment 2.A.A: PC Memo: Recommendation to Mayor and Council ZTA TXT2020-00257 (3263 : Zoning Text Amendment, TXT2020-00257,

6) **Consistent Terminology**
The Planning Commission notes that certain terms were abbreviated, for example, "max" instead of "maximum," and there were inconsistent uses of terminology across pages. For example, "pervious" material is used in some places while "permeable" material is used in others. We recommend that staff make edits as applicable to abbreviated terminology and to ensure that consistent terminology is used throughout the document.

7) **Mature Tree Preservation**
Members of the East Rockville Civic Association (ERCA) have made the preservation of the neighborhood's tree canopy a priority. Currently, tree preservation is addressed in the East Rockville Design Guidelines document only as a rationale for a request for Alternative Compliance. After discussing additional provisions offered for consideration by PDS staff, the Planning Commission recommends that the following be added to Issue 2, Building Placement (document page 4).

- The rear setback line will be maintained as the limit of disturbance to protect existing trees within the setback area on the lot or adjacent lots. If the rear of the lot adjoins an alley, the Chief of Zoning may consider Alternative Compliance in another location on the lot, including designating the front yard setback area, as the limit of disturbance.
- Three (3) shade trees (1 in the front yard and 2 in the rear yard) are required per lot for rebuilds or major additions. Existing trees may be counted toward meeting this requirement. Applicants are strongly encouraged to place a high priority on preserving existing mature trees.
- Applicants must provide a Tree Save Plan, or other similar document, along with all permit applications for new single-family homes and major additions, detailing how trees on the lot and adjacent lots will be preserved and the above requirements are met. PDS staff should outline the parameters for a document similar to a Tree Save Plan that, ideally, property owners can prepare themselves at minimal, if any, extra cost.

Therefore, on a motion by Commissioner _____, seconded by Commissioner _____with Commissioners Littlefield, Goodman, Hadley, Tyner, Wood, Miller, and Pitman voting in favor of the motion, the Commission recommends approval of Text Amendment TXT2020-00257 with the additional recommendations as outlined above.

c.c.: Robert DiSpirito, City Manager
Ricky Barker, Director, PDS
Jim Wasilak, Chief of Zoning, PDS

Agenda Item #:	A
Meeting Date:	August 5, 2020
Responsible Staff:	Clark Larson

SUBJECT: Approval of Ground Rules for Virtual Public Hearing on Draft Comprehensive Plan, Vol. II: Planning Areas

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

Staff recommends that the Planning Commission, (1) review the attached (Attachment A) "Draft Ground Rules for Rockville 2040 Planning Commission Virtual Public Hearing," (2) provide direction on any revisions that the Commission would like to make, and then (3) approve them for the public hearing to be held on September 9 and on 23, 2020.

Planning Commission Staff Report

MEETING DATE August 5, 2020

REPORT DATE July 31, 2020

RESPONSIBLE STAFF

Clark Larson, AICP, Principal Planner

Comprehensive Planning Division

Planning and Development Services Department

240.314.8225 clarson@rockvillemd.gov

SUBJECT Draft Ground Rules for Virtual Public Hearing on Comprehensive Plan, Volume II: Planning Areas, Draft for Planning Commission Public Hearing

BACKGROUND

At its meeting on April 8, 2020, the Planning Commission set the dates of September 9 and 23, 2020 to hold a public hearing to receive testimony on the Planning Commission's draft of the neighborhood-specific Planning Areas volume of the Rockville 2040 Comprehensive Plan update. These dates replaced the previously scheduled dates in May to provide staff additional time to establish a series of public comment options for virtual meetings. Due to the COVID-19 public health emergency restrictions on social gatherings, the public hearing will be held virtually by videoconference through the Cisco WebEx platform.

The Planning Commission's Rules of Procedure (Section V.M.) establishes that "The Commission may adopt such rules as are reasonably necessary for the orderly conduct of the hearing." Out of fairness to all, and in order to give everyone an opportunity to provide testimony, these rules explain how the hearing will be conducted and provide details about participation in the public hearing.

At its meeting on July 22, 2020, the Planning Commission received a set of draft ground rules (Attachment A) that staff developed and then amended based on feedback from the Chair of the Planning Commission. The draft is based on rules that the Planning Commission adopted for the in-person public hearing on the draft Volume I: Elements of the Comprehensive Plan update in 2019 with modifications that take into account the virtual nature of this public hearing on Volume II: Planning Areas. The draft ground rules also specify that members of the public may provide written testimony, in lieu of or as a supplement to written testimony, and provides information on how to do so.

STAFF RECOMMENDATION
Staff recommends that the Planning Commission, (1) review the attached, "Draft Ground Rules for Rockville 2040 Planning Commission Virtual Public Hearing," (2) provide direction on any revisions that the Commission would like to make, and then (3) approve them for the public hearing to be held on September 9 and on 23, 2020.

NEXT STEPS
Once the Planning Commission approves the Ground Rules, staff will disseminate them along with public announcements regarding the upcoming public hearing. The Ground Rules will also be posted on the Rockville 2040 Web site in places where there is discussion of public testimony.

Upcoming Planning Commission steps in the Rockville 2040 process include:

- Holding a public hearing to receive spoken testimony on the draft Comprehensive Plan, Volume II: Planning Areas on September 9 and 23, 2020;
- Continuing to accept written testimony on the draft referenced above until the Planning Commission closes the public comment period;
- Holding work sessions to review and address testimony after the public hearings are concluded; and
- Directing staff to make any desired revisions to the draft plan and transmitting an approved and recommended Planning Commission draft Comprehensive Plan (Volumes 1 and 2) to the Mayor and Council, for their review and ultimate adoption.

Attachments

Attachment 3.A.a: Draft Ground Rules for Rockville 2040 Planning Commission Virtual Public Hearing (PDF)

Jim Wasilak

Jim Wasilak, Zoning and Development Manager 7/28/2020

City of Rockville Get Into It

PLANNING COMMISSION

Ground Rules for the Planning Commission Virtual Public Hearing

on the

Planning Commission's Draft of the Comprehensive Plan, Volume II: Planning Areas

Out of fairness to all, and in order to give everyone an opportunity to provide testimony, these rules are established for the public hearing on Volume II of the Planning Commission's Public Hearing Draft of the Comprehensive Plan, which, due to the COVID-19 public health emergency restrictions on social gatherings, will take place virtually by videoconference through the Cisco WebEx platform.

The virtual public hearing will be held on the following two dates, starting at 7:00 p.m. or soon thereafter. Visit the City of Rockville Agenda Center to view meeting agendas, posted one week prior to each meeting date.

- Wednesday, September 9, 2020
- Wednesday, September 23, 2020

Participating in the Virtual Public Hearing (pre-registration required)

If you wish to participate in the virtual public hearing by providing your testimony directly to the Planning Commission:

1. Email your Name, Address, Preferred Email and/or Phone Number for contact purposes, the Hearing Date you plan to attend, and your Expected Method of Joining the Meeting (web browser, WebEx app, or phone) to clarson@rockvillemd.gov no later than 9:00 a.m. on the day of the hearing.
2. On or before the day of the hearing, you will receive a confirmation email with details on how to participate, tips on video-conferencing, as well as two WebEx invitations: 1) An optional WebEx Orientation / Question & Answer Session, and 2) an invitation to the virtual Planning Commission Hearing.

Public Hearing Ground Rules

- For everyone to have a chance to participate, every person or organization is limited to **ONE speaking opportunity**, even if the public hearing extends to other evenings. However, you may supplement your spoken testimony by sending the Planning Commission written comments at any time while the public record is open.
- Speakers will be called upon by the online host in the order in which they emailed their requests to speak. If you are participating via computer or mobile device, it is your choice whether to turn on your video camera or provide audio-only testimony.

DRAFT

- If your name is called and you are not online or on the phone, the next speaker will be called. After all speakers have been called, missed speakers will be called on before the close of the public hearing for that night. If you were not able to speak due to technical difficulties, the City's IT staff will work with you while the next person is speaking to resolve the difficulties. If the difficulties cannot be resolved, you may need to provide your testimony in writing via email, though you may try again at the end of the meeting, or at the next meeting.
- You are afforded **THREE minutes** to speak if you are a private individual or a representative of a private business. You may not cede your time to someone else, nor may someone else cede their time to you.
- You are afforded **FIVE minutes** to speak if you are a representative speaking on behalf of an organization, including but not limited to a: civic association, homeowners association, chamber of commerce, board, commission, PTSA, or governmental entity. During that time more than one representative of your organization may speak, but the total time will not be allowed to exceed FIVE minutes. Speaking as a representative of an organization does not preclude you from subsequently speaking as a private individual, though you must speak as a private individual at a separate time.
- When speaking at the public hearing, please speak clearly and to the point. Off-topic, personally attacking, profane, inflammatory, or slanderous testimony will be interrupted by the Chair and ruled out-of-order. If you wish to voice support or agreement with a previous comment, for the sake of time, please state your concurrence without reiterating the previous statement in its entirety.
- Extensions of speaker time will not be given (i.e. visual and audio warning will be provided with 30 seconds remaining; speaker's microphone will be muted at exactly 3:00 minutes and host will proceed to connect with the next speaker on the list).

The Chair of the Planning Commission maintains discretion to make limited exceptions to these rules in order to maintain fairness and to address unexpected circumstances.

Viewing the Virtual Meeting (if not participating)

If you are not participating or would like to view the virtual meeting at a later date, the Planning Commission virtual meetings can be viewed live on Rockville 11 and in HD on the Municipal Broadcast Network (MBN), channel 997 on Comcast, from the City's website by selecting Live Video Streaming on the City's Rockville 11 webpage at www.rockvillemd.gov/rockville11, and as a recorded online video a day after each meeting at www.rockvillemd.gov/videoondemand.

About Written Testimony

Written testimony may be submitted to the Planning Commission in lieu of, and in addition to, speaking online during the virtual public hearings. However, due to the challenges of hosting virtual public hearings, and the expected higher-than-normal volume of written testimony, the

Planning Commission encourages brief and to-the-point written testimony, ideally on specific aspects of the Draft Plan. Nevertheless, written testimony of any length will be accepted into the public record and made available to the Planning Commission, and you may submit written testimony on as many different topics as you feel is necessary, either in one submission or in multiple submissions by topic, until the Planning Commission has decided to close the public record (to be determined by the Planning Commission, generally one-to-two weeks after the last public hearing date). Your additional written testimony may cover any other topics you feel are applicable to the Draft Plan, as well as expand upon your spoken comments, or spoken comments made by others.

Written testimony may be provided in the following ways:

- By email to planning.commission@rockvillemd.gov. *Please indicate that you are submitting testimony on the Draft Comprehensive Plan in the subject line.*
- By online comment form at www.rockvillemd.gov/Rockville2040
- By mail to: City of Rockville Planning Commission, c/o Larissa Klevan, 111 Maryland Avenue, Rockville, Maryland 20850

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For questions, contact Clark Larson at clarson@rockvillemd.gov or (240) 314-8225.

To view the draft Comprehensive Plan, project background, and other details, visit the Rockville 2040 project webpage.