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November 21, 2016

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

Re: Shady Grove Neighborhood Center – Pre-Application Meeting Submission for Project Plan for Redevelopment of 2 Choke Cherry Road, 4 Choke Cherry Road, 15825 Shady Grove Road, and 2092, 2094, 2096, and 2098 Gaither Road

Dear Mr. Wasilak:

Lantian/1788/Shady Grove 31, LLC, Lantian/1788/Shady Grove 31, II, LLC, Lantian/1788/Shady Grove 31, III, LLC, and Lantian/1788/Shady Grove 31, IV, LLC (collectively, the “Applicant”) is filing the required pre-application meeting submissions (the “Application”) for a Project Plan application pursuant to Sections 25.07.02 and 25.07.07 of the City of Rockville Zoning Ordinance (the “Zoning Ordinance”). The Application seeks to redevelop the property and existing improvements at 2 Choke Cherry Road, 4 Choke Cherry Road, 15825 Shady Grove Road, and 2092, 2094, 2096 and 2098 Gaither Road (collectively, the “Property”) into a mixed-use community comprising a maximum of 1,600 multiple-unit dwellings and 300 townhouse dwellings, a maximum of 850,000 square feet of non-residential uses, including office, retail, hotel, and/or institutional uses, and inviting open areas, public use space, and other amenities (collectively, the “Project”). The Project will, among other things, provide new housing, services, and employment, create additional recreational opportunities, and revitalize an outmoded office park.

Property Background

The Property is comprised of Lots 5 through 8, Danac Technological Park subdivision as depicted on Plat Nos. 8512, 8640, 8869, and 9700 recorded among the Land Records of Montgomery County between 1967 and 1970. The Property contains approximately 31 acres and is improved with approximately 435,456 square feet of office uses. The Property is

Mr. James Wasilak
Chief of Zoning
November 21, 2016
Page 2

currently developed with seven office building structures, surface parking lots, and drive aisles. It is zoned Mixed-Use Employment ("MXE") and is a portion of the land that is bounded by Shady Grove Road to the west, Gaither Road to the north, Choke Cherry Road to the south, and Piccard Drive to the east. The Property confronts Gables' Upper Rock project to the south (zoned PD-UR), single family detached homes, townhouses, and open space in the King Farm community to the east (zoned PD-KF), office uses to the north (zoned MXE), and retail uses to the west (zoned Mixed Use Development "MXD" in the City of Gaithersburg). The Property is also easily accessible to important transportation facilities, including Interstates 270 and 370, the Intercounty Connector (MD 200), shared use paths along Choke Cherry Road and Gaither Road, a signed shared roadway along Piccard Drive, the Shady Grove Metrorail station, and the planned Corridor Cities Transitway (the "CCT"), growing mixed-use communities such as King Farm and Crown Farm, and established retail development like RIO Washingtonian Center.

The Project

The Project will replace aging office buildings and expansive surface parking lots with a vibrant mixed-use community containing residential, retail, office, hotel, and/or institutional uses, a new grid street pattern to enhance connectivity, and welcoming open spaces. Specifically, in order to ensure flexibility to respond to market conditions, the Project will include a maximum of 1,600 multiple-unit dwellings and 300 townhouse units (including 12.5% Moderately Priced Dwelling Units), a maximum of 850,000 square feet of non-residential uses to include retail, office, hotel, and/or institutional uses such as housing for senior adults or nursing homes, approximately 9.5 acres of open area (approximately 3.27 acres of which will be public use space), structured parking, and other amenities. As noted on the submitted November 18, 2016 Concept Project Plan, the mix of uses, areas (square footage), building locations, maximum building heights, and unit counts may vary, but not exceed the foregoing maximums.

The Project has been thoughtfully designed to create a dynamic neighborhood center that will serve as an attractive and welcome addition to the Shady Grove corridor and provide a transition of appropriate scope between the intensive commercial development along Shady Grove Road and the King Farm community. Taller but in-scale structures of up to 85 feet containing office, hotel, multiple-unit dwellings, and/or institutional uses with ground floor retail and structured parking will be located in two blocks along the western portion of the Property. The structured parking facilities are designed with direct access to Shady Grove Road (right-in/right-out) to limit traffic on Choke Cherry and Gaither Roads leading into King Farm. A new road between these two blocks will provide access to Shady Grove Road and serve as the Project's pedestrian-friendly "Main Street," which will be lined with activating ground floor retail uses, such as a grocery store and restaurants, and contain a central neighborhood green space with an activating retail use. This new street will facilitate pedestrian and cyclist circulation by connecting the mixed-use development with a new neighborhood green in the

Mr. James Wasilak
Chief of Zoning
November 21, 2016
Page 3

heart of the Project that will serve as an appealing gathering place. Building heights and uses on the Property's eastern half will appropriately taper down in scale and intensity with townhouse structures. The Project's eastern edge also appropriately relates to the existing confronting residential uses with sufficient building setbacks and open areas to comply with the Zoning Ordinance's 30-degree layback slope requirement.

The Project will also incorporate a network of tree-lined streets with ample sidewalks that will provide efficient access through the Property and enhance circulation for drivers, cyclists, and pedestrians from the new development and Choke Cherry Road, Gaither Road, and Shady Grove Road. As noted above, the Project's incorporation of two structured garages accessed directly off of Shady Grove Road, combined with maintaining the existing median and right-in/right-out vehicular movements will discourage cut-through traffic and reduce impacts on the King Farm community to the Property's east. The Project also abuts the bikeway master plan crosstown routes of Upper Rock to Potomac Woods and King Farm to Tower Oaks. The townhouse units will incorporate rear-loading garages accessible by alleys to promote a traditional neighborhood design. New green areas and state-of-the-art stormwater management facilities are proposed to result in an approximately two-acre reduction in the Property's impervious surface area. Additionally, the Project's mixed-use structures are planned to exhibit a more contemporary design to convey a sense of energy and liveliness. In short, the Project will connect existing neighborhoods like King Farm and Upper Rock with new mixed-use infill development, provide easy access to existing and planned transportation infrastructure, offer new employment opportunities and desirable services, enhance and improve the Shady Grove corridor, and build upon the existing community fabric in a compatible fashion.

Community Outreach

Applicant held a pre-application area meeting on November 14, 2016, which was attended by twelve individuals.

Compliance with the Zoning Ordinance's Project Plan Requirements

The Project satisfies the requirements of Section 25.07.01.b.2 of the Zoning Ordinance as follows.

First, approval of the Project will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed project in accordance with Section 25.07.01.b.2(a) of the Zoning Ordinance. The Project replaces an auto-oriented and dated office park with a new mixed-use community with varied building types, a street grid, and green areas. Additionally, the Project is compatible with existing development by transitioning from taller building heights, non-residential uses, and structured parking along Shady Grove Road to

Mr. James Wasilak
Chief of Zoning
November 21, 2016
Page 4

townhouses and open areas on the Property's eastern half with appropriate setbacks from the King Farm neighborhood. The Project also limits cut-through traffic by locating structured parking along Shady Grove Road and maintaining the existing median and right-in/right-out vehicular circulation along Shady Grove Road. Through infill development, the Project will integrate growing communities like King Farm and Upper Rock with existing retail and office uses in the Shady Grove corridor.

Under Section 25.07.01.b.2(b) of the Zoning Ordinance, the Project will also not be in conflict with the City's 2002 Comprehensive Master Plan (the "Master Plan"), which predates the City's comprehensive revisions to the Zoning Ordinance and City zoning map in December 2008, effective March 2009 (collectively, "RORZOR"). Prior to the RORZOR process, the Property was zoned I-3. The Master Plan recognizes that "[m]any of the I-3 properties have been developed but may have some expansion or redevelopment potential." Master Plan, pg. 2-22. The Master Plan also places the Property within Planning Area 15 (Research/Piccard/King Farm/Fallsgrove) and states "[t]here is redevelopment potential in the area on sites that were developed in the 1970s to a lower density than is currently allowed." Master Plan, pg. 12-14. Redeveloping the Property with the Project harnesses this suitability for redevelopment identified in the Master Plan. Furthermore, the Project is consistent with the Property's MXE zoning achieved through RORZOR, which "allows for medium density development of office, retail, and residential uses" and encourages "[a] mix of office and residential uses[.]" See § 25.13.02 of the Zoning Ordinance. The Project would also advance the stated goals of the Rockville 2040 – Update to the Comprehensive Master Plan citywide forums, which recently identified a desire for more housing options near transit, enhanced connectivity, and new options for activity, as well as the November 2016 draft Bikeway Master Plan, which envisions improved bicycle mobility, safety, and connectivity.

Additionally, the Project will not overburden existing and programmed public facilities as required pursuant to Section 25.07.01.b.2(c) of the Zoning Ordinance. In accordance with submission requirements, the Application includes a transportation scoping intake form, which details the proposed land use density, trip generation, proposed study area of sixteen intersections with nine site driveways included, proposed access points, and statement of operations. Compliance with the City's Adequate Public Facilities Ordinance and Adequate Public Facilities Standards ("APFO" and "APFS," respectively) and Comprehensive Transportation Review ("CTR") for transportation, schools, fire/emergency service protection, water supply, and sewer service will be reviewed in further detail at the time of Project Plan submittal.

Furthermore, the Project will not constitute a violation of any provision of this Code or other applicable law in conformance with Section 25.07.01.b.2(d) of the Zoning Ordinance. As shown on the Concept Project Plan included in the Application, the Project will meet and/or

Mr. James Wasilak
Chief of Zoning
November 21, 2016
Page 5

exceed the MXE Zone development standards of Section 25.13.05 of the Zoning Ordinance. Compliance with other applicable laws, such as the APFO and APFS, the CTR, Chapters 10.5 (Forest and Tree Preservation), 19 (Sediment Control and Stormwater Management), and 25 (Zoning Ordinance) of the Rockville City Code will be analyzed in greater depth at the time of Project Plan submittal.

Lastly, the Project will not adversely affect the natural resources or environment of the City or surrounding areas in accordance with Section 25.07.01.b.2(e) of the Zoning Ordinance. The approved NRI/FSD included in the Application notes that there are no forests, wetlands, champion trees, or rare, threatened, or endangered species on the Property. Applicant's Project will enhance the natural resources or environment of the City by, among other things, reducing reliance on the automobile by creating infill mixed-use development near existing transportation facilities, services, and employment, integrating environmental site design to the maximum extent possible, creating new green open areas, and reducing the amount of impervious service area on the Property by approximately two acres.

List of Enclosures

- (1) Completed application dated November 21, 2016;
- (2) Application filing fee dated November 14, 2016;
- (3) Preliminary Site Plan (12 copies and 1 CD with PDF version) dated November 18, 2016;
- (4) Transportation Scoping Intake Form (12 copies);
- (5) NRI/FSD approved by the City of Rockville in April 2016 (FTPO # 2016-00013)

We look forward to working with you on the Application, which will bring a new mixed-use neighborhood close to transportation facilities, established retail and office uses, and maturing communities and create a gateway to the City of Rockville. Please feel free to contact us if you have any questions.

Mr. James Wasilak
Chief of Zoning
November 21, 2016
Page 6

Very truly yours,

LINOWES AND BLOCHER LLP



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Enclosures

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