PLANNING COMMISSION

Meeting No. 15-25
Wednesday, November 12, 2025 - 7:00 PM

AGENDA

Jaime Espinosa, Chair

Susan Pitman
Eric Fulton
Shayan Salahuddin
Meng Sun

Jim Wasilak, Staff Liaison
Nicholas Dumais, Senior Assistant City Attorney

Rockville City Hall 111 Maryland Ave and
Virtually via WebEx
Watch LIVE on Comcast Cable Rockville Channel 11 and online at https://www.rockvillemd.gov

See page 2 for more information

1. Convene

2. Review and Action

A. Final Record Plat Application PLT2025-00641, to Resubdivide Lots 8 and 9, Block 1 of the Janeta Subdivision to Create a Single Lot Located in the R-60 Zone at 210 First Street and 811 Grandin Avenue; Church of God - Iglesia de Dios of Rockville, Inc., Applicant.

B. Final Record Plat Application 2026-96-PLT, for the Creation of One Record Lot and to Dedicate a Portion as Right-of-way in the MXT (Mixed-Use Transition) Zone at 22 West Jefferson Street; Macris, Hendricks & Glascock, P.A., Applicant

C. Ownership Plat Application 2026-107-PLT, for the creation of two Ownership Lots in the R-90 (Single Unit Detached Dwelling, Restricted Residential) Zone at 850 Nelson Street; Woodley Waves, LLC, Applicant

D. Level 2 Site Plan Application STP2024-00492, to Permit the Construction of a 360-unit Multi-family Building and a 145,000 Square-foot Building with Proposed Lab and Office uses with a Standalone Parking Garage; BXP Shady Grove Lot 5 LLC, BXP Shady Grove Lot 6 LLC, BXP Shady Grove Lot 7 LLC, BXP Shady Grove Lot 8 LLC Applicant.

3. Recommendation to Mayor and Council

A. Recommendation to Mayor and Council on Project Plan PJT2025-23, to Permit Construction of a 147-unit Affordable Multifamily Building along with a Building Height Waiver and Parking Reduction in the PD-RCI (Planned Development - Rockville Center Inc.) Zone at 41 Maryland Avenue; SCG Development Holdings, LLC, Comstock 41 Maryland, LLC, Comstock 44 Maryland, LLC, Applicants

4. Commission Items

A. Staff Liaison Report

B. Old Business

C. New Business

- Approval of 2026 Meeting Dates
- Election of Chair for 2026

D. Minutes Approval

- February 19, 2025
- May 28, 2025
- July 23, 2025
- August 13, 2025
- September 10, 2025
- September 24, 2025
- October 8, 2025
- October 22, 2025

E. FYI/Correspondence

5. Adjourn

PLANNING COMMISSION

HYBRID MEETING AND PUBLIC HEARING PROCEDURE

The Planning Commission meets in person in the Mayor and Council Chambers at Rockville City Hall, 111 Maryland Avenue. The public is invited to participate in person or virtually via Webex. Anyone wishing to participate virtually may do so per the instructions below.

HYBRID MEETING AND PUBLIC HEARING PROCEDURE

1. Pre-meeting Platform: Webex

A. Applicant Access: Provided by Community Planning and Development Services/IT
B. Access for Oral Testimony and Comment: Provided by CPDS/IT (see below)

2. 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 regular mail to:

Jaime Espinosa, Chair
Rockville Planning Commission
111 Maryland Avenue
Rockville, MD 20850

Written testimony 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 email.

B. Webex Orientation for Applicants

i. 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 to the planning case 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 Jim Wasilak (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.

3. Conduct of Online Meeting and Public Hearing

A. Rules of Procedure

The Meeting and Public Hearing will be held in accordance 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

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 with the specific request. The Host/Staff Liaison will inform the Commission. The Chair will determine if the party may be heard.

C. Continuance of Hearing

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

HELPFUL INFORMATION FOR STAKEHOLDERS AND APPLICANTS

A. 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.

B. 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.

C. NEW DEVELOPMENT APPLICATIONS

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

D. ADDITIONAL INFORMATION RESOURCES

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

Maryland law and the Planning Commission's Rules of Procedure regarding ex parte (extra-record) communications require all discussion, review, and consideration of the Commission's business take place only during the Commission's consideration of the item at a scheduled meeting. Telephone calls and meetings with Commission members in advance of the meeting are not permitted. Written communications will be directed to appropriate staff members for response and included in briefing materials for all members of the Commission. Wednesdays at 7:00 pm (if no live meeting)

PLANNING COMMISSION Meeting Date: November 12, 2025
Agenda Item Type: REVIEW AND ACTION
Department: CPDS - DEVELOPMENT REVIEW
Responsible Staff: KIMIA ZOLFAGHARIAN

Project Description

Final Record Plat Application PLT2025-00641, to Resubdivide Lots 8 and 9, Block 1 of the Janeta Subdivision to Create a Single Lot Located in the R-60 Zone at 210 First Street and 811 Grandin Avenue; Church of God – Iglesia de Dios of Rockville, Inc., Applicant.

Department

CPDS – Development Review

Recommendation

Staff recommends approval of Final Record Plat Application PLT2025-00641, based upon compliance with the Zoning Ordinance and subject to the conditions outlined within this staff report.

Overview

Case: PLT2025-00641

Location: 201 First Street and 811 Grandin Avenue

Staff: Kimia Zolfagharian, Principal Planner
Community Planning and Development Services
kzolfagharian@rockvillemd.gov

Applicant: Church of God, Iglesia de Dios of Rockville
210 First Street
Rockville, MD 20850

Filing Date: March 5, 2025

Meeting Date: November 12, 2025

Executive Summary

Church of God – Iglesia de Dios of Rockville, Inc. ("Applicant") proposes to resubdivide Lots 8 and 9, Block 1 of the Janeta Subdivision.

The Zoning Ordinance defines a Final Record Plat as:

> *A map that illustrates a metes and bounds description of the property into a system of lot and block numbering, the naming of the tract (subdivision name), and the assignment of a plat number when recorded among the Land Records of Montgomery County, Maryland.*

Pursuant to Section 25.21.11.g of the Zoning Ordinance, the Planning Commission is the Approving Authority for Final Record Plats. The approval and recordation of a Final Record Plat creates record lots, which are then deemed buildable lots per the Zoning Ordinance.

Site Description

Location: 210 First Street
811 Grandin

Planning Area: Planning Area 2 – East Rockville

Land Use Designation: RD – Residential Detached

Zoning District: R- 60 (Singled Unit Detached Dwelling, Residential)

Plat Area: 29,008 square feet (0.67 acres)

Surrounding Land Use and Zoning

	Zoning	Planned Land Use	Existing Use
North	R-60	RD – Residential Detached	Residential Detached Single-Family Dwellings
East	R-60	RD – Residential Detached	First Street, Residential Detached Single-Family Dwellings
South	R-60	RD – Residential Detached	Viers Mill Road, Residential Detached Single-Family Dwellings
West	R-60	RD – Residential Detached	Residential Detached Single-Family Dwellings

Site Analysis

The proposed subdivision being reviewed as part of this application consists of two existing lots, with Lots 8 and 9 having a land area of approximately 14,400 square feet (0.33 acres) each. The subject property is located within the south-eastern corner of the East Rockville Neighborhood, near the northwestern quadrant of the intersection of Viers Mill Road and First Street, and is bounded by First Street to the east, Grandin Avenue to the north, and an alley to the south. Zoned R-60, the property is currently developed with a church building that is located on lot 9 and a storage shed that is located on lot 8. The property is surrounded by residential detached single-family dwellings in all directions.

Project Description

Final Record Plat PLT2025-00641 will create an approximately 28,764 square-foot lot, creating Lot 10, Block 1 of the Janeta Subdivision. The proposed new lot will include a 10-foot-wide Public Utility Easement (P.U.E.) and 2-foot-wide Right-of-Way Dedication with an area of approximately 323 square feet. In total, approximately 646 square feet of the lot will be dedicated to public use.

Project Analysis

Zoning Ordinance Compliance

This Final Record Plat meets the conditions of approval as defined in Section 25.21.02, Final Record Plats, of the Zoning Ordinance. The site is currently improved with a church building, and place of worship is permitted use in the R-60 Zoning District.

Section 25.21.22.b of the Zoning Ordinance requires that in any resubdivision of developed or undeveloped lots within an existing residential area, the plat must maintain, to the extent feasible, the average area and frontage of existing lots within five hundred (500) feet of the proposed resubdivision. Staff notes that this requirement is intended to assure that new residential lots within a residential area are compatible with the surrounding development pattern. This situation involves creating a larger lot to accommodate an existing and permitted institutional use to bring it further into compliance with the code, and as such is not applicable.

Previous Related Actions

Two use permits were filed for the subject property. Use Permit USE2002-00644 was approved to permit the construction of a storage shed on Lot 8 for the church and Use Permit USE2004-00680 was approved for the construction of a parking lot on Lots 8 and 9, associated with the church. The shed was constructed on Lot 9; however based on City records and the existing site conditions, the parking lot was not constructed.

Community Outreach

Public notification of the Final Record Plat was made pursuant to the requirements of Section 25.21.11.d (Notice). Mailed notification was provided to all property owners within 750 feet from the subject property as required by the Zoning Ordinance. At the time of this report, no public testimony or inquiries have been received regarding the Final Record Plat application.

Findings and Recommendation

There are no required findings that need to be made as part of the approval of this Final Record Plat, and the proposal meets the conditions of approval as defined in Section 25.21.02 – Final Record Plats of the Zoning Ordinance.

Staff recommend approval of Final Record Plat Application PLT2025-00641, subject to the conditions in this report.

Conditions of Approval

Planning and Zoning

1. The Final Record Plat submission must include the original mylar plat and three mylar copies.

2. The Final Record Plat applications shall be submitted in an appropriate electronic format as specified in Section 25.21.10.d of the City of Rockville Zoning Ordinance.

Forestry

3. Upon the future redevelopment of the subject property, the applicant is required to meet the requirements of Section 25.21.21 of the Zoning Ordinance as it relates to street tree and lot tree requirements.

DPW Engineering

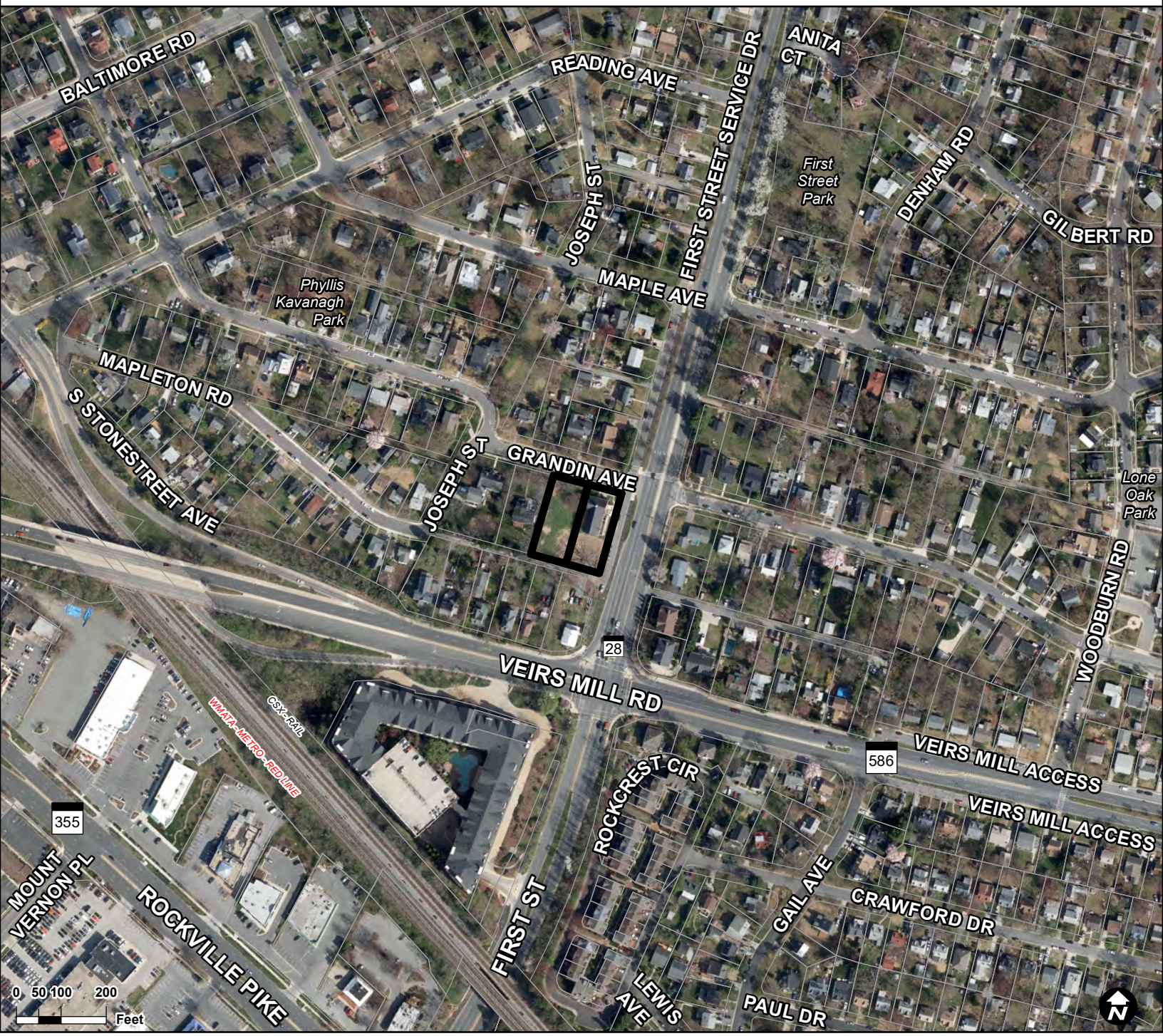
4. The Final Record Plat must include additional dedication of right-of-way (by the Applicant) for improvements to the existing alley.
5. The Final Record Plat must include all necessary easements and abandonments.

Attachments

Attachment 1 - Aerial Map, Attachment 2 - Land Use Map, Attachment 3 - Zoning Districts Map, Attachment 4 - Final Record Plat Application, Attachment 5 - Final Record Plat

Case Number: PLT2025-00641 Address: 210 First Street

Project Name: Church of God - Iglesia de Rios of Rockville



Case Number: PLT2025-00641 Address: 210 First Street

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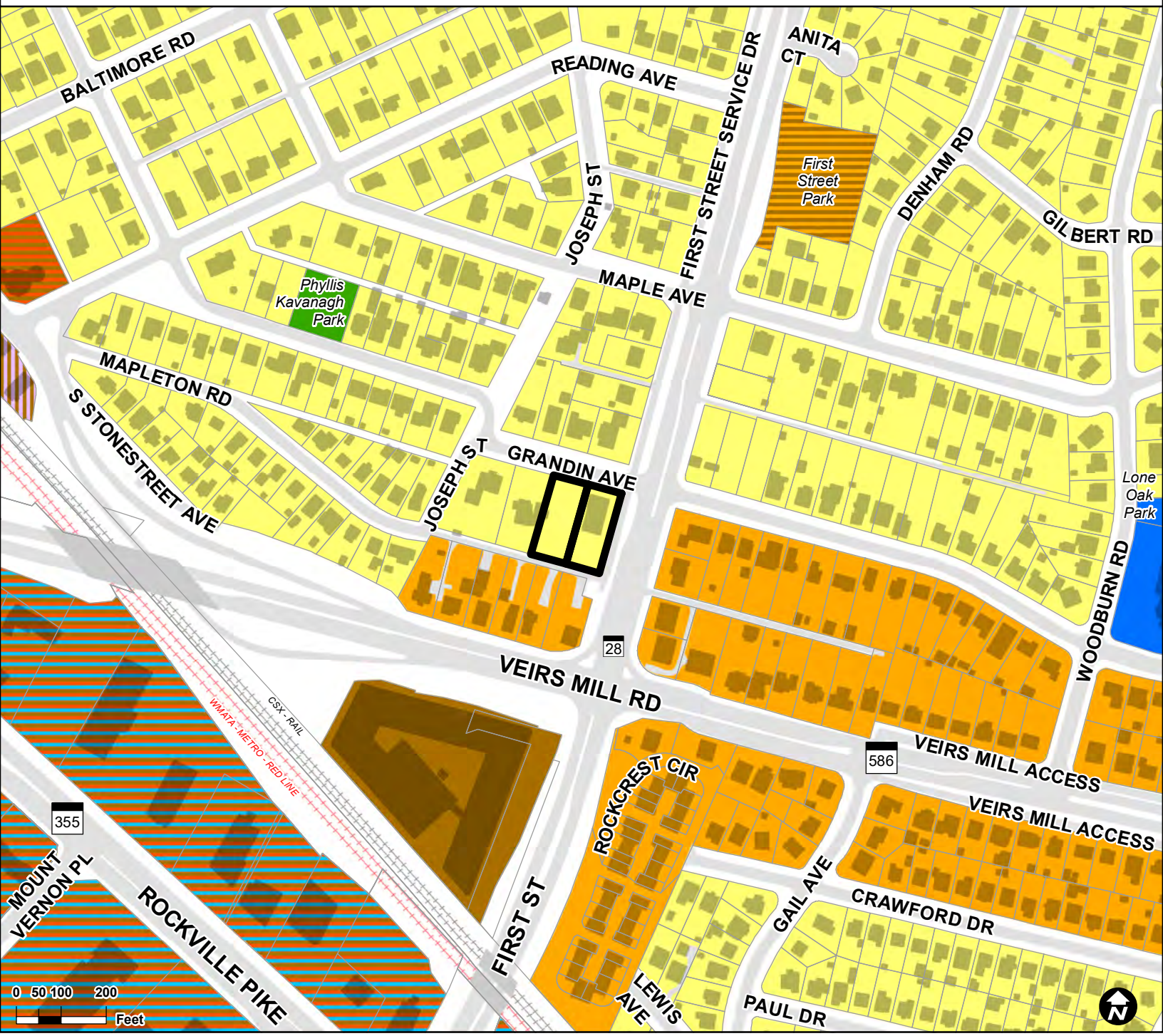


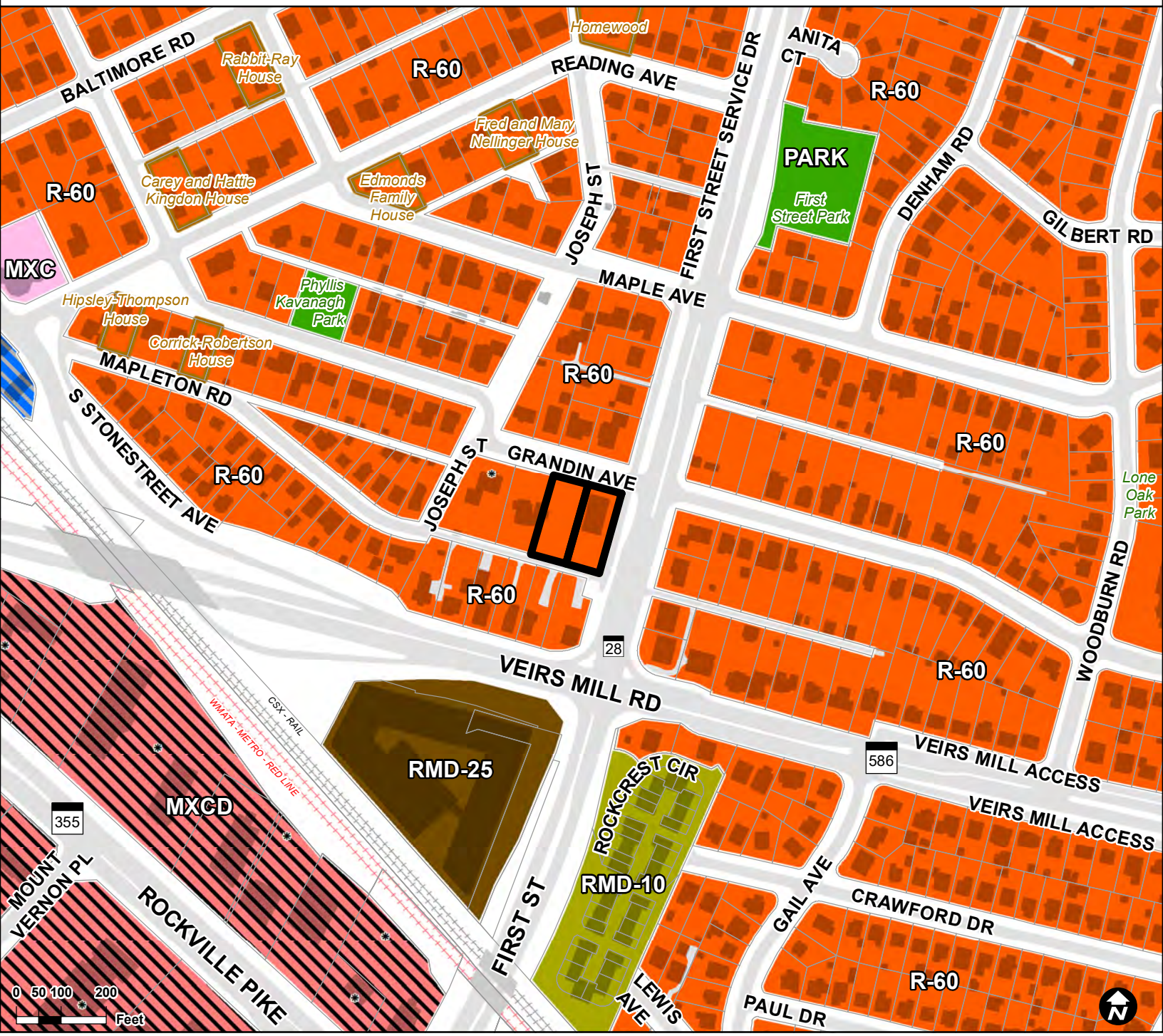
Land Use Policy Designations

- RD - Residential Detached
- RA - Residential Attached
- RF - Residential Flexible
- RM - Residential Multiple Unit
- RO - Residential and/or Office
- O - Office
- C - Commercial
- CRM - Commercial and Residential Mix
- OCRM - Office, Commercial and Residential Mix
- CI - Civic and Public Institutional
- I - Private Institution
- P - Public Park
- OSP - Open Space Private
- SI - Service Industrial
- SRM - Service Industrial and Residential Mix
- Potential Future Park Asterisk

City of Rockville Maryland

Case Number: PLT2025-00641 **Address:** 210 First Street

Project Name: Church of God - Iglesia de Rios of Rockville



Zoning Overlays

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

Zoning Districts

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

Community Planning & Development Services
Received
March 5, 2025

Application for

Subdivision Form

PLT
8/22

City of Rockville
Department of Community Planning and Development Services

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

Type of Application:

☐ Preliminary Plan ☐ Ownership Plat ☑ Final Record Plat* ☐ Cluster Development

**For final plat application, please submit the Affidavit of Final Plat Action*

Please Print Clearly or Type

Property Address information 210 1st Street, Rockville, MD 20850

Property Size (Sq. Ft.) 29,040 Lot(s) 8 & 9

Zoning R-60 Tax Account(s) 00178120 , 00178118 ,

Proposed Subdivision Janeta Lot 10 Block 1

Applicant Information:

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

Applicant Church of God - Iglesia de Dios of Rockville; 210 1st Street, Rockville, MD 20850
301-343-0474

Property Owner Church of God - Iglesia de Dios of Rockville; 210 1st Street, Rockville, MD 20850
301-343-0474

Architect N/A

Engineer Eric B. Tidd, PE; CAS Engineering 10 South Bentz St, Frederick, MD 21701; 301-471-9460

Attorney N/A

STAFF USE ONLY

Application Acceptance:

Application # PLT2025-00641
Date Accepted
Staff Contact

OR

Application Intake:

Date Received March 5, 2025
Reviewed by Fee: $841.50
Date of Checklist Review
Deemed Complete: Yes ☐ No ☐

Project Identification _____

Application is hereby made with the City of Rockville Planning Commission for appeal of a Subdivision Plan for the property described on page 1.

A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner.

I hereby certify that I have the authority to make this application, that the application is complete and correct and that I have read and understand all procedures for filing this application.

Antonio Rodrigues

Please sign and date

Comments on Submittal: (For Staff Use Only)

_____

_____

_____

_____

Attached hereto and made a part of this application, I submit the necessary plans, specifications and other data or explanatory material as required by the Subdivision Regulation (Chapter 25, Article XV). All applications must include the original mylar and six (6) prints, showing the following:

☑ **1. Surveyor's Certificate**

a. Show all recordation of conveyance with dates.
b. Establish pipes and monuments.
c. Give area of street dedication in square feet and acreage.
d. Plan is certified correct and is sealed by a Maryland registered surveyor.

☑ **2. Owner's Dedication**

a. Owner adopts plan of subdivision.
b. Dedicate all streets to public use and/or to public use and private maintenance.
c. Grant land as shown on the subdivision plan to proper HOA entity, Mayor and Council, etc.
d. Establish minimum building restriction lines.
e. All necessary easements to be established by plat including PUE's, (with PUE recordation information), grading and slope easements, sidewalk/bike path/pedestrian easements, utility easements, ingress/egress easements, etc.

Note: SWM easements to be shown on subdivision plan and locations verified with maintenance agreement location sketch. Forest Conservation easements are also established by a separate document but location should be shown on plat.

☑ **3. Easements and Rights of Way**

a. Show all existing easements.
b. Abandon all unnecessary easements, rights of way by separate document, and reference on plat.
c. Locations of new utilities or other public improvements outside of rights-of-way match locations of new easements being established or shown as future/recorded on plat.
d. Establish 10 peus along all public roadways.

☑ **4. Datum and North Arrow**

a. Datum to be NAD 83/91 for new subdivisions, WSSC, original plat datum or other approved datum.
b. North Arrow is shown on plat with datum and scale (maximum scale is 1" = 100').
c. Show three (3) property corner coordinate values per plat.
d. Minimum of two (2) monuments per block.

☑ **5. Adjacent Parcels**

a. Show all adjacent plat/deed and owner information.

☑ **6. General Plat Information**

a. Show all proposed or previously dedicated street names, and right-of-way widths. Give recordation information if applicable.
b. Show all curve and line data.
c. Show all lot numbers, blocks, and lot areas.
d. Show all parcel letters, blocks, and parcel areas.
e. All information shown on title block is correct and consistent with any predetermined subdivision name.
f. Certification block for Planning Commission and City Manager.

☐ **7. Plat of Corrections**

a. For correction plats, all previous information to be corrected should be clearly identified as such (with the use of dashed lines, stippled numbers, etc.), and all new information to be established uses heavier line weights or other methods to clarify its intent.
b. Final plat to be accompanied by digital submission (DWG or DXF format).

Affidavit of Final Plat Action

City of Rockville
Community Planning and Development Services

Section 25.21.11 (Final record plat approval procedures - Generally) of the City of Rockville Zoning Ordinance requires action by the Planning Commission on a final plat application within thirty (30) days from the time the City accepts the application.

By providing this Affidavit, I hereby request that the requirement for Planning Commission action on the final plat within thirty (30) days from application acceptance be extended to within sixty (60) days from application acceptance to allow thorough review of the application, coordinate staff comments, and allow time to prepare approval documents.

Application Number:

Plat Name: Lot 10, Block 1, Janeta

Santiago Rodriguez

APPLICANT: Church of God - Iglesia de Dios of Rockville

Santiago Rodriguez

Owner/Applicant Name (attorney for Applicant)

Subscribed and sworn to me before a Notary Public in and for the State of Maryland,

County of Montgomery, on this 18 day of February, 2025.

Notary Public

My Commission Expires:

MICHAEL LUM
NOTARY PUBLIC
MONTGOMERY COUNTY
MARYLAND
MY COMMISSION EXPIRES APRIL 18, 2028

Community Planning & Development Services
Received
September 17, 2025

PLAT No.

NOTES

1. This property is served by public water and sewer services by the City of Rockville.
2. The property that is the subject of this record plat is in the R-60 zone as of the date of plat recordation.
3. OIPCS = Open Iron Pipe w/ Cap Set
   OIPF = Open Iron Pipe Found
   RBF = Rebar Found
4. The property shown hereon is located on Tax Map GR342.
5. The property shown hereon is located on W.S.S.C. 200-foot sheet 218NW07.
6. This property is located on F.E.M.A. Flood Insurance Map Community-Panel Number 24031C0334D, flood zone "X".
7. This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use, of this property. This subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.

OWNERS' CERTIFICATE

We, Church of God - Iglesia De Dios of Rockville, Inc., owners of the property shown and described hereon, hereby adopt this plat of subdivision and establish the minimum building restriction lines.

We further dedicate to public use the 323.2 square feet of land shown hereon adjacent to the Alley Right-of-Way.

We further grant a 10-foot Public Utility Easement, shown hereon as "10' P.U.E." to those parties named in the document entitled "Declaration of Terms and Provisions of Public Utility Easements", as recorded in Liber 3834 at Folio 457 among the Land Records of Montgomery County, Maryland.

I as representative for the trust, my successors and assigns, will cause all property corner markers and other monumentation to be set by a registered Maryland land surveyor, in accordance with section 25.21.25 of the zoning ordinance of the City of Rockville, Maryland.

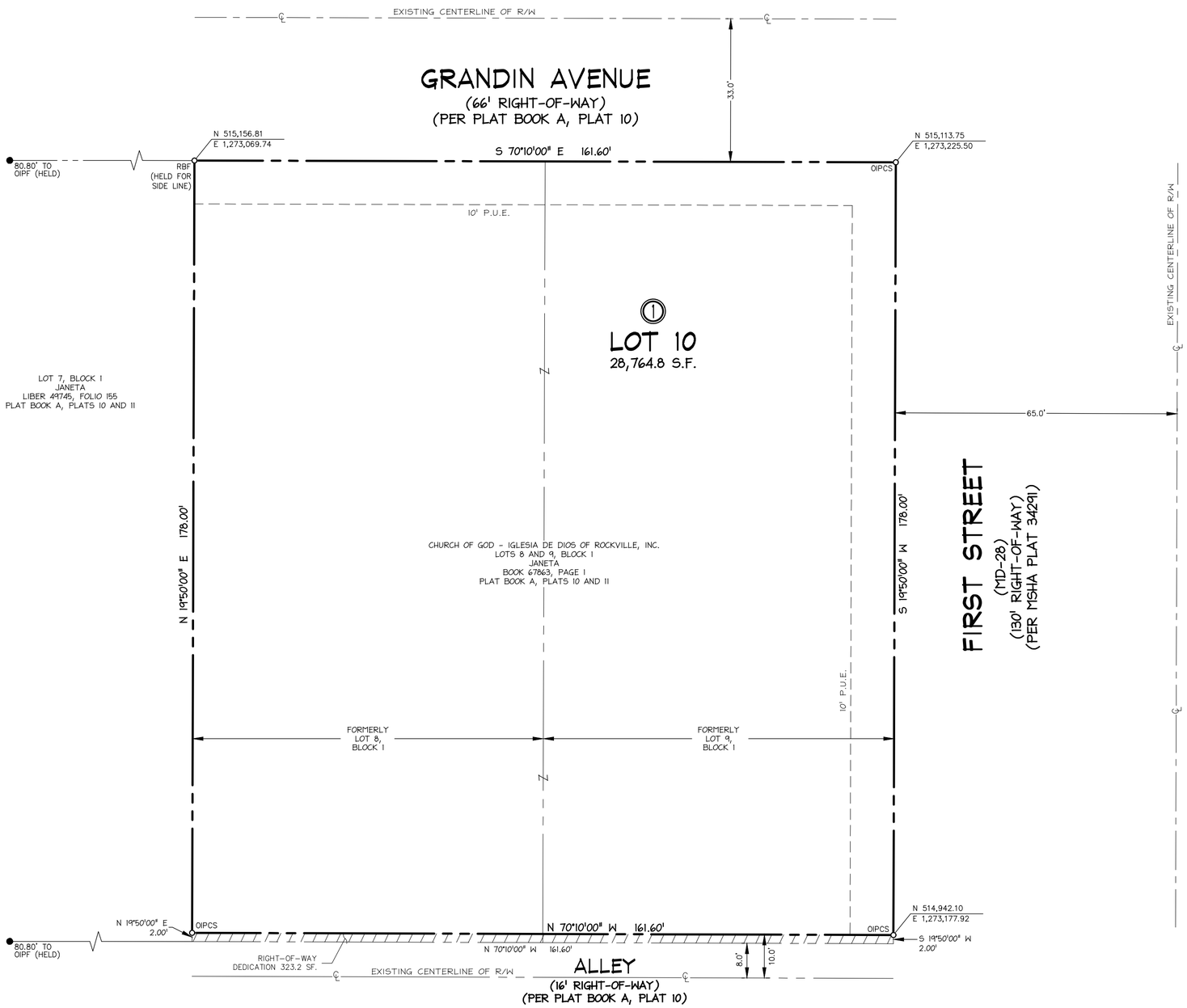
There are no suits, actions at law, leases, liens, mortgages, or trusts affecting the property shown hereon, except as indicated below.

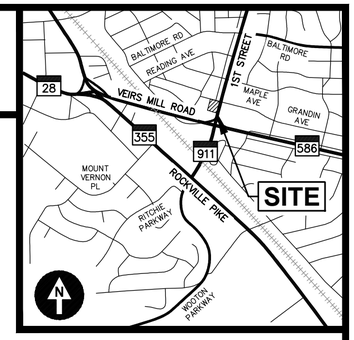
Date _____ Santiago Rodriguez _____ Witness _____

SURVEYOR'S CERTIFICATE

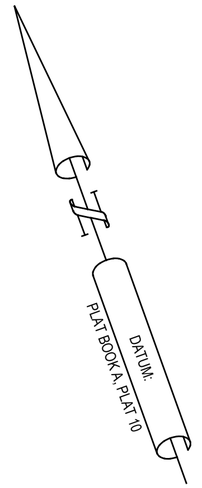
I hereby certify that the plat shown hereon is correct to the best of my knowledge and belief; that it is a resubdivision of all of the lands conveyed by Pleasant Grove Free Methodist Church of Rockville, a Maryland religious corporation unto Church of God - Iglesia De Dios of Rockville, Inc., a Maryland religious corporation, by a deed dated February 27, 2024, and recorded March 29, 2024 in Book 67863 at Page 1; also being a resubdivision of Lot 8 and Lot 9, Block 1, Janeta, as recorded in Plat Book A, Plats 10 and 11, among the Land Records of Montgomery County, Maryland, and that the total area involved in this plat is 29,088 square feet, 646.4 square feet of which is dedicated to public use, and all pipes and monuments marked thus —o— shall be set at finished grade in accordance with Chapter 25, Article 21, Section 25.21.25 of the Rockville City Code.

Date _____ Jeffrey Allen Hammond
Professional Land Surveyor
MD Reg. No. 21515
Expiration Date: 07/13/2027





VICINITY MAP
SCALE: 1" = 2000'



PLAT TABULATION

Number of Lots	1
Number of Parcels	0
Area of Lot(s)	28,764.8 sq. ft.
Area of Parcel(s)	0 sq. ft.
Area of Street Dedication	323.2 sq. ft.
Total Area	29,088 sq. ft. (0.67 Acres)

CITY OF ROCKVILLE PLANNING COMMISSION

Approved: _____

CHAIR _____ CITY MANAGER _____

WITHOUT COMMITMENT AS TO INSTALLATION OF WATER, SEWER AND STREETS

Recorded _____

Plat No. _____

CAS ENGINEERING
10 South Bentz Street
Frederick, Maryland 21701
301-607-8031 office
www.casengineering.com
info@casengineering.com

0 10 20 30 40
GRAPHIC SCALE
1 INCH = 20 FEET

SUBDIVISION RECORD PLAT
LOT 10, BLOCK 1
(BEING A RESUBDIVISION OF LOT 8 AND LOT 9, BLOCK 1, JANETA)
ROCKVILLE (4TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 20' AUGUST, 2025

PLANNING COMMISSION Meeting Date: November 12, 2025
Agenda Item Type: REVIEW AND ACTION
Department: PC - DEVELOPMENT REVIEW
Responsible Staff: NELSON ORTIZ

Subject

Final Record Plat Application 2026-96-PLT, for the Creation of One Record Lot and to Dedicate a Portion as Right-of-way in the MXT (Mixed-Use Transition) Zone at 22 West Jefferson Street; Macris, Hendricks & Glascock, P.A., Applicant

Department

CPDS - Development Review

Recommendation

Staff recommend approval of Final Record Plat Application 2026-96-PLT, based upon compliance with the Zoning Ordinance and subject to the conditions outlined within this staff report.

Overview

Case: Final Record Plat Application 2026-96-PLT

Location: 22 West Jefferson Street

Staff: Nelson Ortiz, Principal Planner
Community Planning and Development Services
nortiz@rockvillemd.gov

Applicant:	Macris, Hendricks & Glascock, P.A. 9220 Wightman Road Montgomery Village, MD 20886
Filing Date:	July 7, 2025
Planning Commission Date:	November 12, 2025

Executive Summary

Macris, Hendricks & Glascock, P.A. ("Applicant") has filed this Final Record Plat application on behalf of 22 West Jefferson St, LLC ("Property Owner") to create one record lot and dedicate approximately seven feet to the Maryland State Highway Administration/Department of Transportation for use as right-of-way for West Jefferson Street (MD 28). Construction on the lot is currently underway per approved Level 2 Site Plan STP2023-00449, approved by the Planning Commission on April 12, 2023. The approval authorized construction of a residential development consisting of 12 multi-family units, 17 townhouse units, and other associated infrastructure improvements.

The Zoning Ordinance defines a Final Record Plat as:

> *A map that illustrates a metes and bounds description of the property into a system of lot and block numbering, the naming of the tract (subdivision name), and the assignment of a plat number when recorded among the Land Records of Montgomery County, Maryland.*

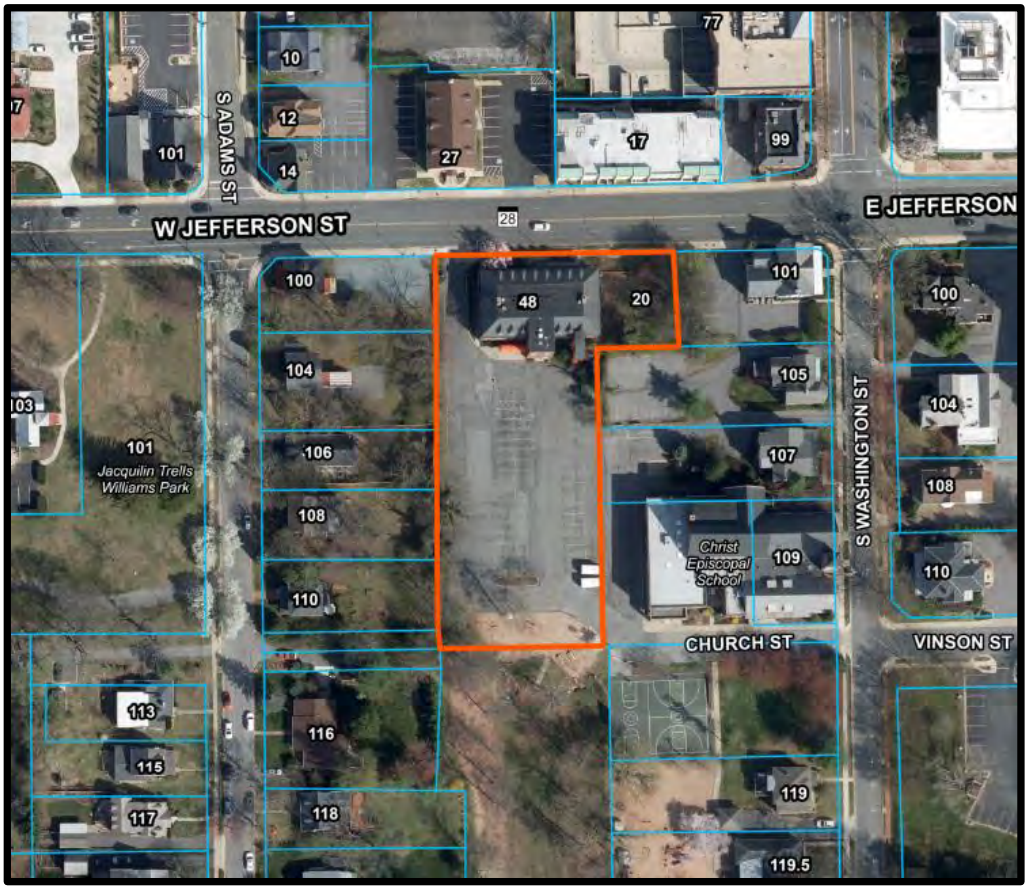
Pursuant to Section 25.21.11.g of the Zoning Ordinance, the Planning Commission is the Approving Authority for Final Record Plats. The approval and recordation of a Final Record Plat creates record lots, which are then deemed buildable lots per the Zoning Ordinance.

Site Description

Location:	22 West Jefferson Street (the "Property")
Planning Area:	Planning Area 4 – West End and Woodley Gardens East-West
Land Use Designation:	RO – Residential and/or Office
Zoning District:	MXT (Mixed-Use Transition)
Plat Area:	54,537 square feet (1.25 acres)

Surrounding Land Use and Zoning

Location	Zoning	Planned Land Use	Existing Use
North	MXNC	OCRM - Office, Commercial and Residential Mix	Office and Municipal
East	MXT and R-90	RO – Residential and/or Office and OCRM – Office, Commercial and Residential Mix	Office and Church
South	R-90	OSP – Open Space Private	Stormwater management facility
West	R-90	RD - Residential Detached	Single-family Residential



Aerial

The Property is approximately 1.25 acres in size and located along the south side of West Jefferson Street, midblock between South Washington Street to the east and South Adams Street

to the west. The site is in the shape of an inverted "L" with approximately 211 feet of frontage on West Jefferson Street and a length of about 322 feet deep. The Property is zoned MXT (Mixed-Use Transition) and is described as being Lot 15, Block 2 of the Original Town of Rockville subdivision. A portion of the lot is within the South Washington Street Historic District. A 3-story, 23,000 square-foot office building, constructed in 1959, is being redeveloped into 12 multi-family units. East of the building, four new townhouses are under construction. Behind the building, construction of 13 townhouses will soon commence. The area behind the building is currently an asphalt paved parking lot. The pavement extends across to the paved parking and driveway area of the adjoining church to the east. There is substantial vegetation and mature trees along the west property line adjacent to the single-family houses along South Adams Street.

Project Description

The Applicant proposes to resubdivide an existing record lot to create a new record lot and dedicate 7 feet of property frontage to the State of Maryland for use as public right-of-way. The current record lot (Lot 15, Block 2) is 1.25-acres and the new record lot (Lot 16, Block 2) will be 1.21 acres. The difference, (.04 acre or 1,479 square feet) will be dedicated as public right-of-way. Access to the proposed lot will continue to be from West Jefferson Street. The proposed lot frontage is approximately 211 feet and the depth is 315 feet. The Property is encumbered by multiple access, utility and stormwater management easements.

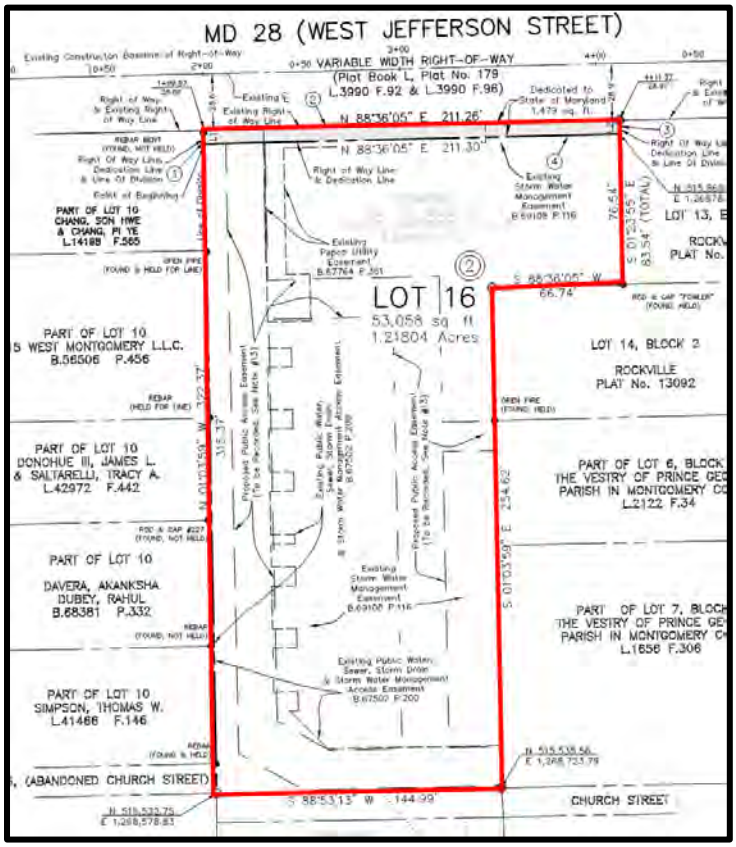


Figure A. Plat

Project Analysis

Master Plan

The Property is located within Planning Area 4 – West End and Woodley Gardens East-West. During review of Level 2 Site Plan STP2023-00449, the Planning Commission determined that STP2023-00499 was in compliance with the City's Rockville 2040 Comprehensive Plan. Several elements of the project application are compliant with goals, policies and actions outlined in the Planning Area 4 chapter of the Plan. These compatibilities included an improved streetscape on the West Jefferson Street frontage and the Plan's recommendation that single-unit attached residential uses be allowed if the existing building is reoccupied or the property is redeveloped.

Zoning Ordinance Compliance

The proposed Final Record Plat meets the conditions of approval as defined in Section 25.21.02, Final Record Plats, of the Zoning Ordinance.

The site is zoned MXT (Mixed-Use Transition Zone). The Planning Commission found, based on staff review and recommendation, that the Level 2 Site Plan was consistent with Zoning Ordinance requirements. All development standards and open area and public use space requirements have been met. In addition, the Applicant complied with the landscaping and parking requirements of the ordinance.

Adequate Public Facilities Standards (APFS)

A determination of Adequate Public Facilities was made with the Level 2 Site Plan application. The Final Record Plat is consistent with the Level 2 Site Plan approval, and therefore the determination of adequate public facilities remains in effect.

Historic Review

The Property is split by the South Washington Street Historic District boundary. On September 15, 2022, the Historic District Commission (HDC) approved Certificate of Approval application HDC2022-01080, to construct 4 three-story townhouse style condominiums. The Applicant provided architectural exhibits as part of the Level 2 Site Plan that were generally consistent with HDC's approval.

Previous Related Actions

- In 2004, the Board of Appeals approved Special Exception application SPX2004-00347 to permit the expansion of the existing Christ Episcopal School located at 107 - 119-½ South Washington Street into the office building on the Property. The intent at that time was that student enrollment for the school would increase to 397, and as tenants of the office building gradually vacated the building, the interior of the building would be remodeled for school use and prepared for student and staff occupancy.
- In 2010, the Board of Appeals approved Special Exception Application SPX2009-00377 to create a new outdoor play area and modify certain conditions of approval as imposed by the Board of Appeals in its grant of Special Exception SPX2004-00347. The conditions modified

pertained to the drive aisle width and driveway apron on West Jefferson Street and contribution towards traffic mitigation.

- The Planning Commission approved Level 2 Site Plan STP2023-00499 on April 12, 2023. The approval allowed redevelopment of an office building into 12 multi-family style residential units and development of 17 new townhouse units, as well as open space and surface parking serving the residential development on the Property and the adjacent Christ Episcopal Church and School.
- On May 17, 2023, the Board of Appeals approved Special Exception SPX2023-00403. The Applicant, along with their neighbors The Vestry of Prince George's Parish in Montgomery County Maryland (Christ Episcopal), sought a major modification to an existing Special Exception in order to relocate Christ Episcopal School from the 22 West Jefferson building and consolidate the school operations entirely within the Christ Episcopal properties located at 107 – 119 ½ South Washington Street. A 30% parking reduction was also requested and approved under the same special exception application.
- On July 16, 2023, the Planning Commission approved Final Record Plat PLT2023-00617 to consolidate parts of three records lots and part of former Church Street into one record lot, Lot 15, Block 2 of the Original Town of Rockville subdivision.

Community Outreach

Public notification of the Final Record Plat was made pursuant to the requirements of Section 25.21.11.d (Notice). Mailed notification was provided to all property owners within 750 feet from the Property as required by the Zoning Ordinance. At the time of this report, no public testimony or inquiries have been received regarding the Final Record Plat application.

The 22 West Jefferson Street development project was subject to various public hearings before the Planning Commission. Additionally, the Site Plan required neighborhood area meetings at the pre-application stage and post-application stage.

Findings and Recommendation

There are no required findings that need to be made as part of the approval of this Final Record Plat. The plat is in compliance with the approved Site Plan for the Property, and the plat meets the conditions of approval as defined in Section 25.21.02 – Final Record Plats of the Zoning Ordinance.

Staff have been in communication with the Maryland State Highway Administration, and the State is supportive and accepting of the proposed right-of-way dedication. Staff recommend approval of Final Record Plat Application 2026-96-PLT, subject to the conditions in this report.

Conditions

Planning and Zoning

1. The Final Record Plat submission must include the original mylar plat and three mylar copies.

2. The Final Record Plat application shall be submitted in an appropriate electronic format as specified in Section 25.21.10.d of the City of Rockville Zoning Ordinance.

Public Works

3. The Applicant must grant to the City a Public Access Easement (PAE) across the entire width of the privately maintained alleys as shown on the proposed site plan. The PAE must be granted by separate document from the Final Record Plat, reviewed and approved by DPW and the Office of the City Attorney, and recorded in the Montgomery County Land Records.
4. Prior to the recordation of a Final Record Plat, the Applicant must submit for review and approval by the Office of the City Attorney 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.
5. 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 Office of the City Attorney.
6. The Record Plat must include:
    - Additional dedication of right-of-way to Maryland State Highway Administration (by the Applicant) for improvements to the south side of West Jefferson Street; and
    - All necessary easements and abandonments.

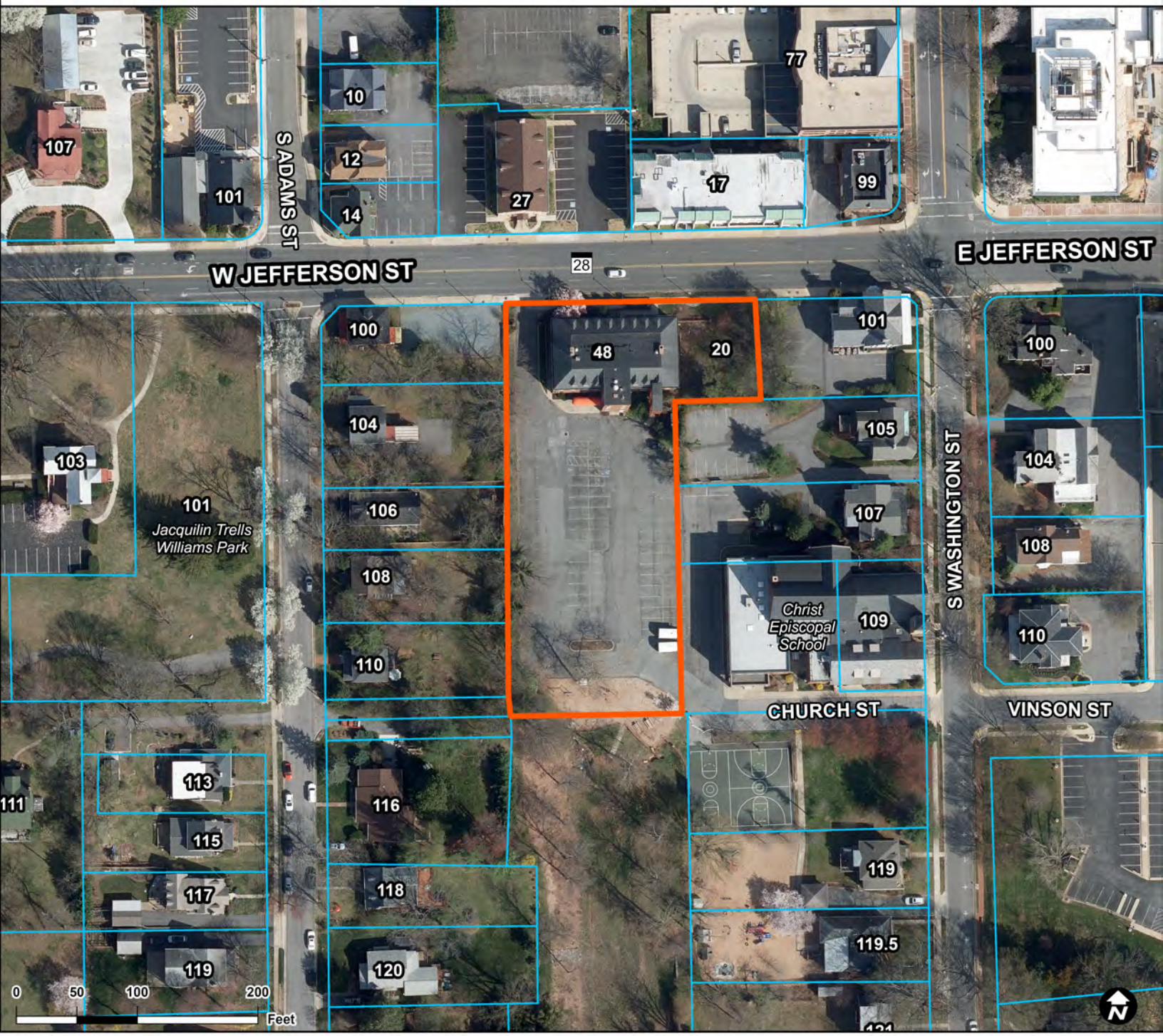
Attachments

Aerial Map, Land Use Map, Zoning Map, Final Record Plat

City of Rockville
Rise Together

Case Number: 2026-96-PLT **Address: 22 W. Jefferson Street**

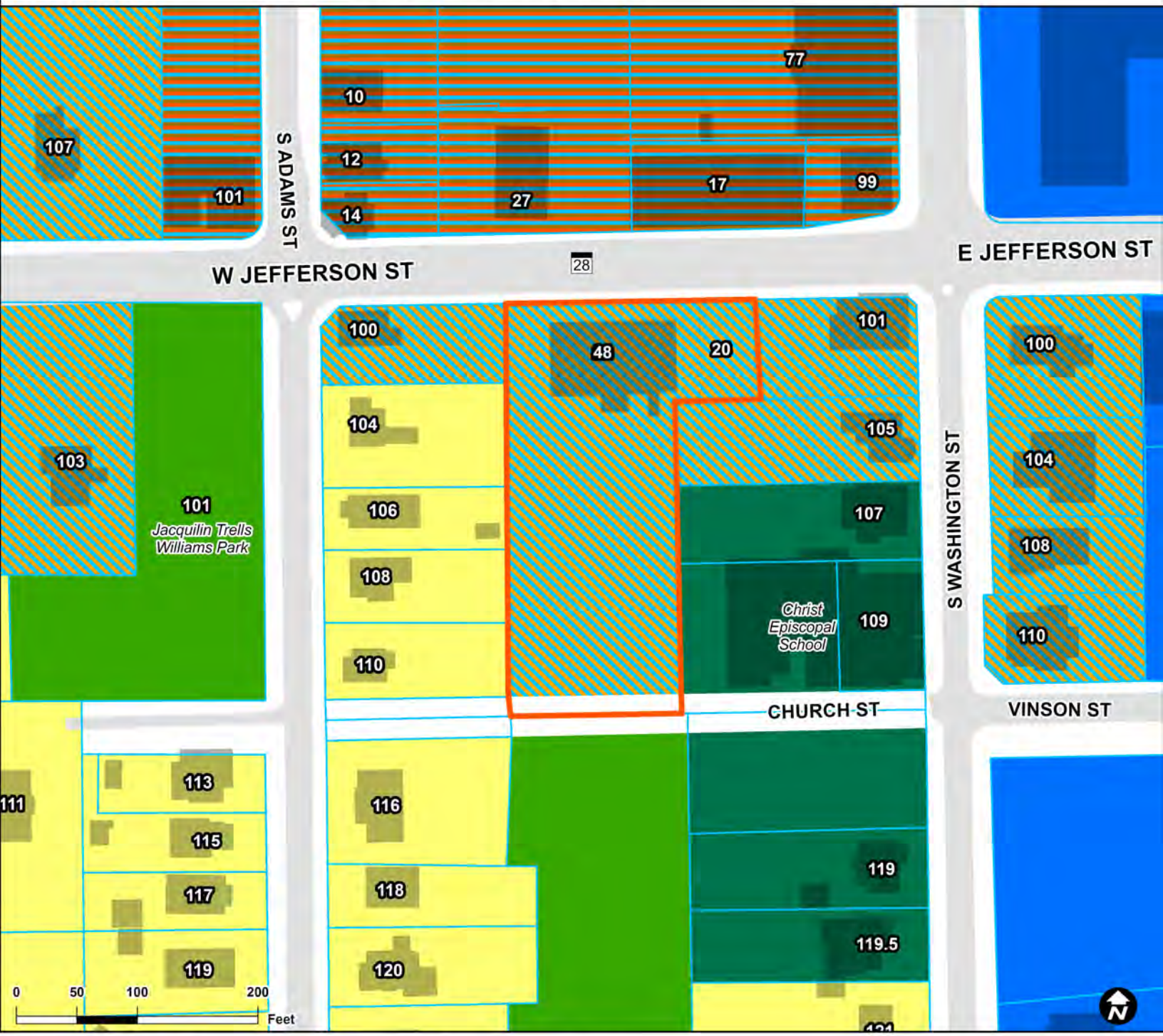
Project Name: 22 W. Jefferson Final Record Plat



City of Rockville
Rise Together

Case Number: 2026-96-PLT **Address: 22 W. Jefferson Street**

Project Name: 22 W. Jefferson Final Record Plat



Land Use Policy Designations

- RD - Residential Detached
- RA - Residential Attached
- RF - Residential Flexible
- RM - Residential Multiple Unit
- RO - Residential and/or Office
- O - Office
- C - Commercial
- CRM - Commercial and Residential Mix
- OCRM - Office, Commercial and Residential Mix
- CI - Civic and Public Institutional
- I - Private Institution
- P - Public Park
- OSP - Open Space Private
- SI - Service Industrial
- SRM - Service Industrial and Residential Mix
- Potential Future Park Asterisk

City of Rockville
Rise Together

Case Number: 2026-96-PLT **Address: 22 W. Jefferson Street**

Project Name: 22 W. Jefferson Final Record Plat

Zoning Overlays

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

Zoning Districts

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

PLAT No.

OWNER'S CERTIFICATE

We, D.R. Horton, Inc., a Delaware corporation and 22 West Jefferson St LLC, a Maryland limited liability company, owners of the property shown hereon, hereby adopt this plat of subdivision; establish the minimum building restriction lines; dedicate the dedication area for MD 28 – West Jefferson Street as shown hereon to the State of Maryland for the purposes of a public road.

There are no suits, liens, leases, mortgages, or trusts, affecting the property included in this plat of subdivision, except certain deeds of trust and the parties in interest thereto have affixed their signatures hereon indicating their assent to this plat of subdivision.

Date — Sassan Gharai, 22 West Jefferson St LLC

Date — Name (D.R. Horton), Title

We, Capital Bank, N.A. holders of the Deed of Trust dated April 29, 2025 and recorded April 30, 2025 in Book 69118 Page 85 hereby assent to this plat of subdivision.

Date — Name, Title

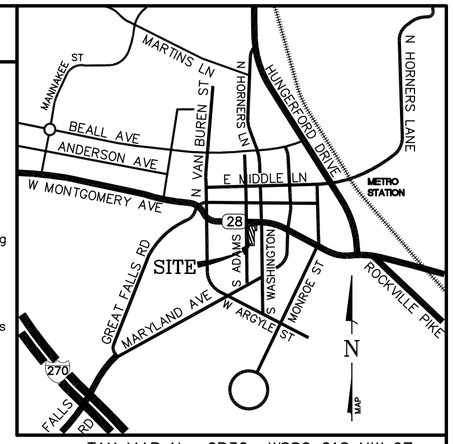
SURVEYOR'S CERTIFICATE

I hereby certify on behalf of Macris, Hendricks & Glascock, P.A. that the plat shown hereon is correct; that it is a resubdivision of all of the land conveyed by The Vestry of Prince George's Parish in Montgomery County, Maryland (sometimes referred to as Christ Church, Prince George's Parish), a corporation and body politic, to 22 West Jefferson St LLC, a Maryland limited liability company by a Special Warranty Deed dated December 14, 2021 and recorded among the Land Records of Montgomery County, Maryland, in Book 64873 at Page 72; that it is also a resubdivision of all of the land conveyed by 22 West Jefferson St LLC, a Maryland limited liability company to D.R. Horton, Inc., a Delaware corporation by a Special Warranty Deed April 30, 2025 and recorded among the Land Records of Montgomery County, Maryland, in Book 69256 at Page 193; said property being also a resubdivision of Lot 15, Block 2 as delineated on a plat of subdivision entitled "ORIGINAL TOWN OF ROCKVILLE" as recorded among said Land Records as Plat No. 26030.

I hereby certify on behalf of Macris, Hendricks & Glascock, P.A. that, once engaged as described in the owner's certification hereon, all monuments and property corners will be set at finished grade, in accordance with Chapter 25, Article 21, Section 25.21.25 of the Rockville City Code. I hereby certify that this document was prepared by me or under my responsible charge. The total area included on this plat is 54,537 square feet or 1.25199 acres of land, of which 1,479 sq. ft. or 0.03395 acres are dedicated to public use.

Date

Macris, Hendricks & Glascock, P.A.
By: Wayne F. Aubertin
Professional Land Surveyor
MD. Reg. No. 21330
License Expires: January 7, 2027



TAX MAP No. GR32 WSSC 218 NW 07

VICINITY MAP
SCALE 1" = 2000'

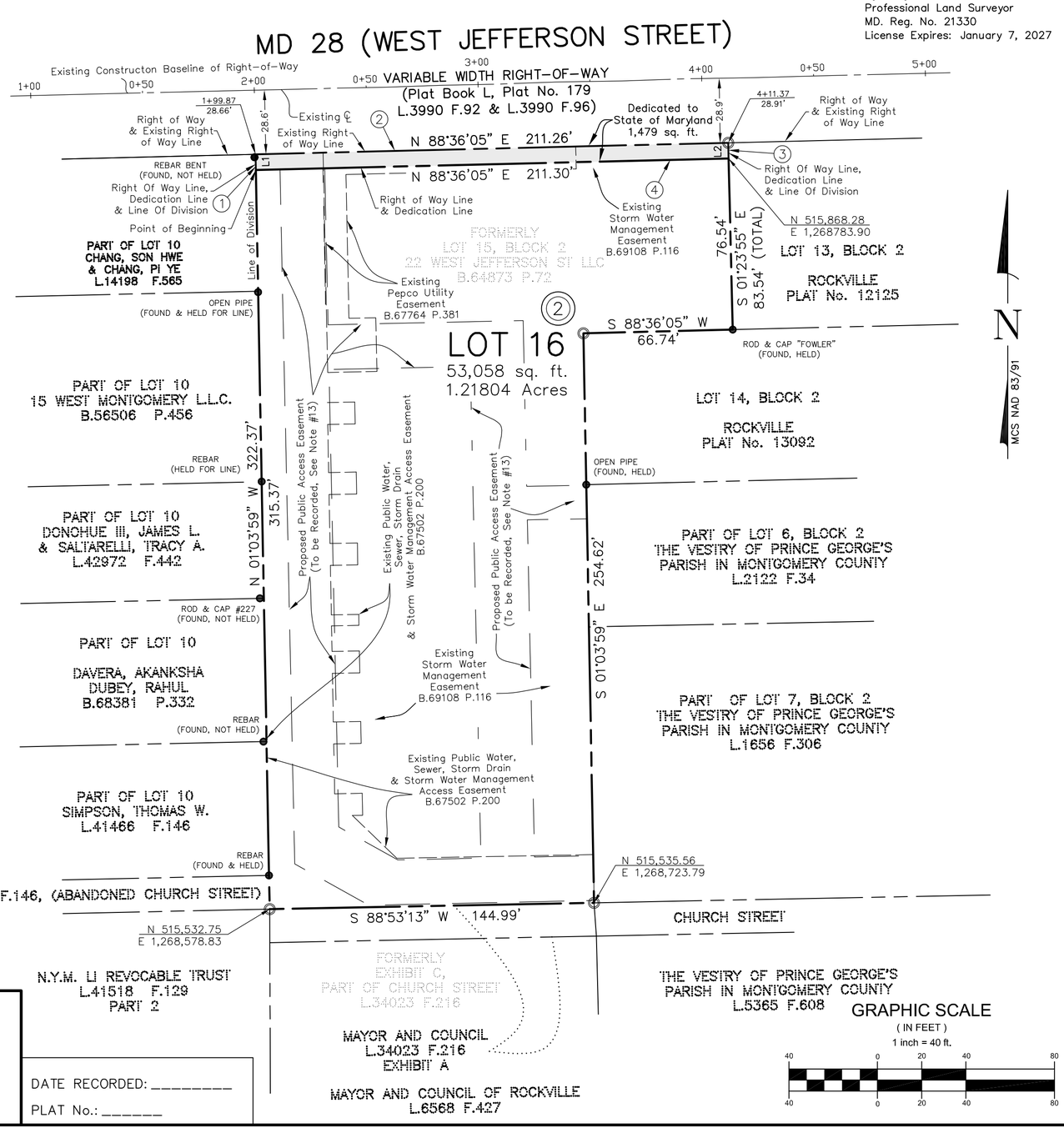
LEGEND:

B. = Book
Ex. = Existing
F. = Folio
L. = Liber
P. = Page
R/W = Right-of-Way
○ = Iron Pipe/Rebar To Be Set
● = Property Corner

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 01°03'59" W	7.00'
L2	S 01°23'55" E	7.00'

PLAT TABULATION

Lots	= 1
Area of Lots	= 53,058 sq. ft.
Area of Street Dedication	= 1,479 sq. ft.
	Total Area = 54,537 square feet or 1.25199 acres



LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD		
LINE	COURSE	DISTANCE
①	N 01°03'59" W	7.00'
②	N 88°36'05" E	211.26'
③	S 01°23'55" E	7.00'
④	S 88°36'05" W	211.30'
DEDICATION AREA 1,479 SQ.FT. OR 0.034 ACRES ± SHOWN THUS: ▭		

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
40 0 20 40 80
40 0 20 40 80

Notes:

1. The property is served by City of Rockville public water and sewer systems only.
2. This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use, of the property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
3. All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan or other plan, allowing development of this property, approved by the City of Rockville are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the planning commission and available for public review during normal business hours.
4. This plat is limited to uses and conditions as required by Preliminary Plan entitled "ORIGINAL TOWN OF ROCKVILLE".
5. All existing improvements and structures to remain will not be impacted by resubdivision.
6. This plat is subject to an Amended Parking Agreement and Cross Easement between between 22 West Jefferson Street, LLC and The Vestry of Prince George's Parish in Montgomery County and recorded among the Land Records of Montgomery County, Maryland in Book 64889 and Page 143.
7. This plat is subject to a Forest Conservation Easement recorded among the Land Records of Montgomery County, Maryland in Book 67448 and Page 16.
8. This plat is subject to a Water, Sewer, Storm Drain & Storm Water Management Access Easement recorded among the Land Records of Montgomery County, Maryland in Book 67502 and Page 200.
9. This plat is subject to a Utility Easement granted to Pepco and recorded among the Land Records of Montgomery County, Maryland in Deed Book 67764 and Page 381.
10. This plat is subject to the terms and conditions of a Declaration of Covenants, recorded in Book 67979 and Page 167, for the purpose of creating a condominium regime for 22 West Jefferson St. LLC.
11. This plat is subject to a Stormwater Management Easement and Stormwater Management Inspection and Maintenance Covenant recorded among the Land Records of Montgomery County, Maryland in Deed Book 69108 and Page 116.
12. This plat is subject to a Temporary Access and Construction Easement recorded among the Land Records of Montgomery County, Maryland in Book 69256 and Page 201.
13. This plat is subject to a Public Access Easement to be created and recorded by separate document among the Land Records of Montgomery County, Maryland.

THE CITY OF ROCKVILLE PLANNING COMMISSION
ROCKVILLE, MARYLAND

APPROVED: _____ DATE

WITHOUT COMMITMENT AS TO INSTALLATION OF SEWER, WATER AND STREETS

CHAIRMAN — CITY MANAGER

DATE RECORDED: _____

PLAT No.: _____

SUBDIVISION RECORD PLAT
LOT 16, BLOCK 2
(A RESUBDIVISION OF LOT 15, BLOCK 2)

ORIGINAL TOWN OF ROCKVILLE

ELECTION DISTRICT No. 4
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 40' SEPTEMBER, 2025

MHG Macris, Hendricks & Glascock, P.A.
Engineers ▪ Planners
Landscape Architects ▪ Surveyors

9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279

Phone 301.670.0840
Fax 301.948.0693
www.mhgpa.com

21.143.11

PLANNING COMMISSION Meeting Date: November 12, 2025
Agenda Item Type: REVIEW AND ACTION
Department: PC - DEVELOPMENT REVIEW
Responsible Staff: NELSON ORTIZ

Subject

Ownership Plat Application 2026-107-PLT, for the creation of two Ownership Lots in the R-90 (Single Unit Detached Dwelling, Restricted Residential) Zone at 850 Nelson Street; Woodley Waves, LLC, Applicant

Department

CPDS - Development Review

Recommendation

Staff recommend approval of Ownership Plat Application 2026-107-PLT, based upon compliance with the Zoning Ordinance and subject to the conditions outlined within this staff report.

Overview

Case: Ownership Plat Application 2026-107-PLT

Location: 850 Nelson Street

Staff: Nelson Ortiz, Principal Planner
Community Planning and Development Services
nortiz@rockvillemd.gov

Applicant:	Woodley Waves, LLC. 10001 Apple Ridge Rd. Montgomery Village, MD 20886
Filing Date:	July 22, 2025
Planning Commission Date:	November 12, 2025

Executive Summary

Woodley Waves, LLC. ("Applicant") has filed Ownership Plat application 2026-107-PLT to create two ownership lots on the existing record lot. Each ownership lot will serve one of the two co-located uses, a private educational institution and a non-accessory swimming pool, on the site. The proposed ownership plat will remain consistent with the approved special exceptions and site plan application as referenced in the 'Previous Related Actions' section below. The Applicant states that the separate ownership lots, within the existing record lot, will facilitate financing and investment for the construction of the replacement school separate from the funding and financing of the swimming pool improvements and operations.

The Zoning Ordinance defines an Ownership Plat as:

> *A plat legally recorded and filed among the land records of the County which designates land as separate lots for purposes of ownership identification only. An ownership plat is not a plat of subdivision.*

The Planning Commission is the Approving Authority for Ownership Plats. Pursuant to Section 25.21.13, the Planning Commission may approve an ownership plat where more than one building or building component exists on a tract of land and where certain conditions exist, as specified in the 'Findings' section of this report.

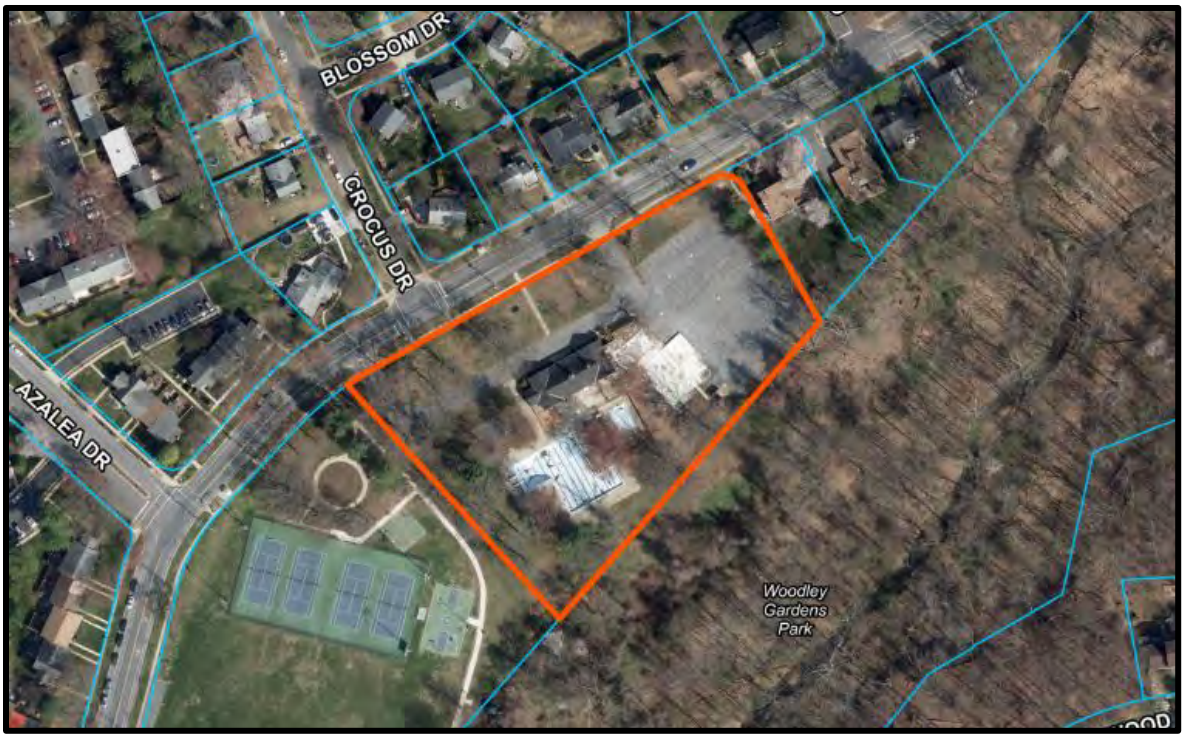
Site Description

Location:	850 Nelson Street (the "Property")
Planning Area:	Planning Area 5 – Woodley Gardens and College Gardens
Land Use Designation:	OSP – Open Space Private
Zoning District:	R-90 (Single Unit Detached Dwelling, Restricted Residential)
Existing Use:	Private Educational Institution and Non-Accessory Swimming Pool

Plat Area: 140,515 square feet (3.23 acres)

Surrounding Land Use and Zoning

Location	Zoning	Planned Land Use	Existing Use
North	R-75	RD – Residential Detached	Single-family detached
East	R-90	RD – Residential Detached	Single-family detached
South	Park	P – Public Park	Park/Open Space
West	Park	P – Public Park	Park/Open Space



Aerial

The Property is located on the south side of Nelson Street between Azalea Drive to the west and Aster Boulevard to the east. The Property is 3.23 acres and is comprised of a single lot described as being Lot 6, Block D, of the Rockville Estates subdivision. Primary access is via two existing driveways along Nelson Street. The Property is currently improved with an existing one-story, club/pool house building, swimming pool and related features, and the foundation of the former school building demolished after a fire casualty. A 67-space surface parking lot is located on the eastern portion of the site. The Property has an expansive front lawn with a circular driveway and has various trees and plantings dispersed throughout. The Property is generally flat with a gentle slope throughout.

Project Description

The Property is authorized for use as a Private Educational Institution and a Non-Accessory Swimming Pool. Both uses have been co-located on the site for decades through the Georgetown Hill School and Woodley Gardens Swimming Pool. With this ownership plat, the Applicant seeks to create separate ownership lots, Lot 6-A and Lot 6-B, from the existing record lot (Lot 6, Block D, Rockville Estates Subdivision) to facilitate separate financing for the two uses.

The Private Educational Institution and other shared site improvements will be located on proposed Ownership Lot 6-A, which will be 2.18 acres in size. The Non-Accessory Swimming Pool and other shared site improvements will be located on proposed Ownership Lot 6-B, which will be 1.04 acres in size. Access to both ownership lots will continue from Nelson Street via the existing circular driveway serving the property. The Applicant intends to record a Declaration of Covenants, Easements and Restrictions for shared utilities, access and parking facilities on the site.

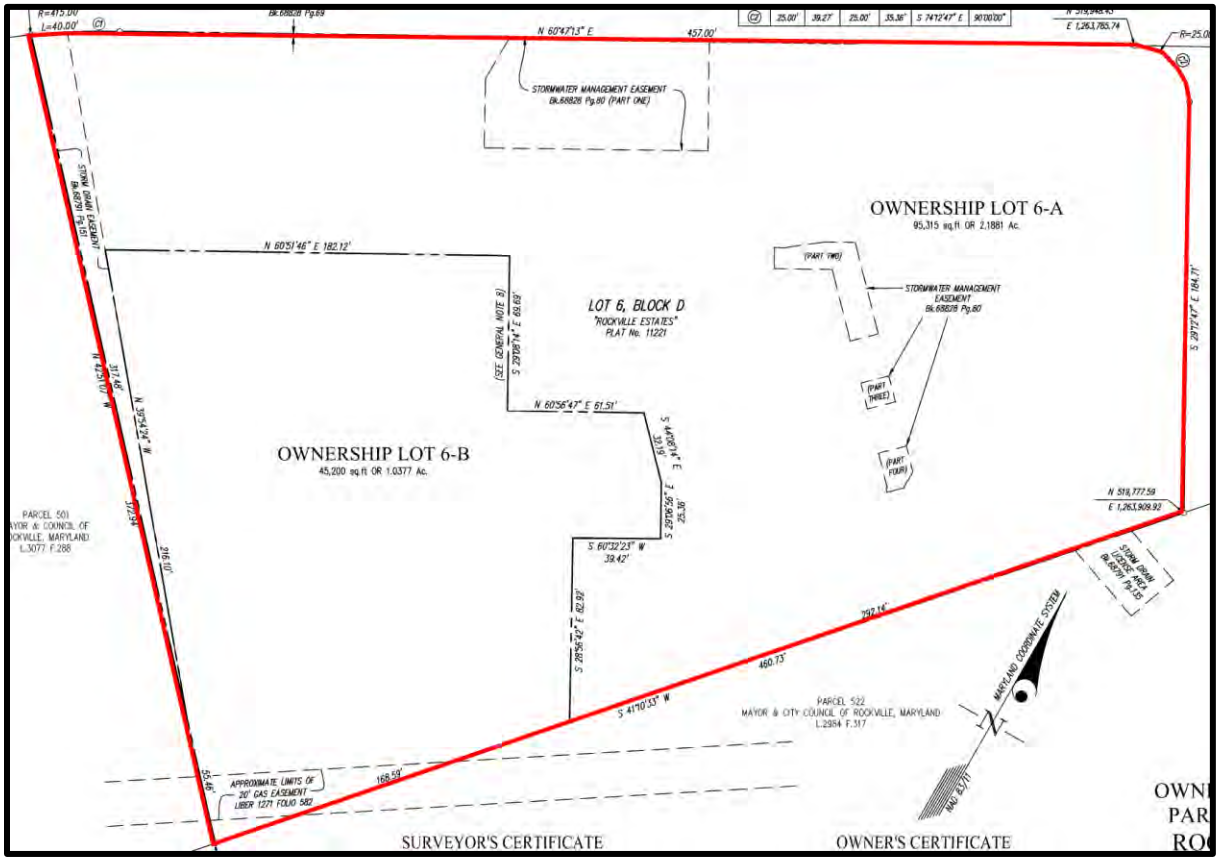


Figure A. Proposed Ownership Plat

Project Analysis

Zoning Ordinance Compliance

The proposal complies with the requirements for an Ownership Plat listed in Section 25.21.13 of the Zoning Ordinance. To be considered for an Ownership Plat, the subject property must consist of a record lot shown on a plat recorded among the Land Records of Montgomery County, Maryland, and have a Site Plan approved for the entire site.

The proposed ownership lots do not constitute a resubdivision of the original record lot, as it only achieves a division of the property for either financing or separate ownership, where resubdivision into a record lots is not feasible. The findings for creating ownership lots are evaluated in the 'Findings' section below.

Forest and Tree Preservation

An Ownership Plat does not constitute a subdivision and therefore is not subject to the Forest and Tree Preservation Ordinance (FTPO). However, the associated site plan must comply with the FTPO.

Adequate Public Facilities Standards (APFS)

A determination of Adequate Public Facilities was made with the associated site plan application. The ownership plat remains consistent with the site plan approval; therefore, the determination of adequate public facilities remains in effect.

Previous Related Actions

- Special Exception S-54-62 was approved in the early 1960s and established a swim club on the Property.
- The Board of Appeals approved Special Exception S-197-73 on November 10, 1973, to operate a private educational institution (Day Nursery and Kindergarten) on the Property. The Property was zoned R-S (Residential Suburban).
- The Board of Appeals approved Special Exception S-1-75 on July 8, 1981, to expand building facilities and increase the number of children enrolled at an existing private educational institution on the subject site. The Property was zoned R-90 (Single Family detached, Restricted Residential).
- The Planning Commission approved Use Permit U-29-76 on March 31, 1976, to construct a 1,054 SF building addition for use as classrooms.
- The Board of Appeals approved Special Exception S-58-79 on March 3, 1979, to re-establish a private educational institution (day care and kindergarten) at the Property.
- The Board of Appeals approved Special Exception SPX98-00274 on March 6, 1999, to establish and operate Georgetown Hill School, a private educational institution. The maximum enrollment at the school was 76 children, with a maximum of 58 children allowed on site at any one time. The school's hours of operation were limited to weekdays between 7:00 a.m. to 7:00 p.m.
- The Board of Appeals approved Special Exception SPX2000-00296 on March 3, 2001, to modify condition of approval #2 imposed on SPX98-00274 to permit an increase in

maximum enrollment from 76 children to 96 students and increase the maximum number of children allowed on site at any time from 58 children to 78 children. The Board of Appeals also approved construction of a new classroom addition onto the existing day care operation.

- The Planning Commission approved Use Permit USA1976-0029A on July 11, 2001, to construct a new classroom building addition to accommodate an increase in enrollment from 78 to 96 students.
- The Board of Appeals approved Special Exception SPX2005-00363 on July 8, 2006, to construct a new classroom building addition and increase the number of children from 96 to 123 students, with a maximum of 105 children allowed on site any one time.
- Use Permit Amendment USA1976-0029B was approved on July 2, 2007 by the Chief of Planning, to allow for the construction of a 2,300 SF addition.
- Special Exception Minor Modification SPX2014-00388 and Minor Site Plan Amendment STP2014-00207 were approved on May 14, 2014 by the Chief of Planning, to allow the construction of a one story, 741 SF addition and complete parking site improvements.
- Special Exception Major Modification SPX2024-00408 was approved by the Board of Appeals on May 15, 2024. The approval re-established and modified Georgetown Hill School operations and increased student enrollment to 198 students.
- Special Exception Minor Modification SPX2025-00409 was approved in October 2024 by the Chief of Zoning, to modify the existing pool house building and pool deck.
- On October 9, 2024, the Planning Commission approved Major Site Plan Amendment Application STP2024-00488 to implement Special Exception applications SPX2024-00408 and SPX2025-00409. The Planning Commission also approved nonconforming alteration approvals for impervious surface area in the front yard and vehicle parking requirements in accordance with Section 25.08.08 of the Zoning Code. Additionally, the Planning Commission granted a waiver of the parking facility buffering/screening requirements of the Landscaping, Screening, and Lighting Manual.

Community Outreach

Public notification of the Ownership Plat was made as required by the Zoning Ordinance. At the time of this report, no public testimony or inquiries have been received regarding the Ownership Plat application.

The Georgetown Hill School and Woodley Waves Swimming Pool development project has been the subject of various neighborhood area meetings during the pre and post application phase, and public hearings before the Board of Appeals and Planning Commission.

Findings

Zoning Code Section 25.21.13.b, Conditions for approval, provides that “where more than one (1) building or building component exists, or is to be located, on a tract of land, the Planning Commission may approve an ownership plat if the Commission finds all of the following.”

1. The land is located in a zone other than the R-400, R-200, R-150, R-90, R-75, R-60, and R-40

Zones, except that an Ownership Plat is permitted in the previously mentioned zones if the property contains or is approved for a use other than single-unit detached residential.

The Property is located in the R-90 Zone; however, the Property is approved for use other than single-unit detached residential.

2. The Ownership Plat is reasonably necessary to accommodate the financing, phasing, or separate ownership of a building or group of buildings or building components on a recorded lot.

In this case, the purpose of creating these ownership lots is to accommodate separate financing and investment for the construction of the replacement Georgetown Hill School separate from the funding and financing of the Woodley Gardens Swimming Pool operations and improvements. It would not be feasible to resubdivide the property into record lots due to the existing improvements already present on the site and future improvements authorized on the site.

3. The subdivision into individual record lots for each building or building component is not feasible because:

(a) Setback, open space or lot size requirements or other development standards of the zone reasonably preclude such subdivision;

It is not feasible to establish record lots on this property without significantly impacting existing development. If subdivision of the Property was pursued, it would require that each lot meet all Zoning Ordinance and other development requirements including stormwater management, landscaping, and parking requirements; however, the benefit of the ownership plats is how it allows for these features to be provided within the record lot that will serve the entire property rather than the individual lots. It is far more practical to create ownership lots for the two separate uses rather than attempt to have the lots meet these development standards individually.

(b) Amenity features required in the zone or pursuant to an approved use permit or site plan for the tract are designed to serve the various buildings or building components, or other design features of the project are integrated among the buildings or components;

The open space and public use space will serve both ownership lots.

(c) Density calculations or bonus densities allowed in the zone and approved in a use permit or site plan are based on the area of the entire tract;

With their approval of Major Site Plan Amendment STP2024-00488, the Applicant was granted

approval of nonconforming alterations for impervious surface area in the front yard and vehicle parking requirements. Specifically, the nonconforming alteration for impervious surface area in the front yard is based on the front yard area of the entire record lot.

(d) The creation of ownership lines or financing lines is intended principally to accommodate the separate ownership or financing rather than its formal subdivision.

In this case, resubdivision to accommodate the sale or financing of individual buildings on the property is not practical. As a result, an Ownership Plat affords the property owners the ability to separately finance. To ensure compliance with the Zoning Ordinance on the underlying record lot, the Ownership Plat process requires that the property remain governed by a single Use Permit or Site Plan. In this case, the Property is governed by certain applications as referenced in the 'Previous Related Actions' section above.

Conditions and Recommendation

Staff find that the proposed ownership plat meets the conditions for approval in Section 25.21.13.b and recommend approval of Ownership Plat Application 2026-107-PLT, subject to the following conditions:

Planning and Zoning

1. The Ownership Plat submission must include an original mylar plat and three mylar copies.
2. The Ownership Plat application shall be submitted in an appropriate electronic format as specified in Section 25.21.10.d of the City of Rockville Zoning Ordinance.
3. The Declaration of Covenants, Easements and Restrictions, reviewed and approved by the City Attorney's Office, must be recorded in the Montgomery County Land Records Office concurrently with the ownership plat and prior to issuance of any building permits for the project. Any subsequent amendments to provisions that pertain to the interests of the City or the public must be reviewed and approved by the City Attorney's Office.

Attachments

Aerial Map, Land Use Map, Zoning Map, Ownership Plat

City of Rockville
Rise Together

Case Number: 2026-107-PLT **Address: 850 Nelson Street**

Project Name: 850 Nelson Street Ownership Plat

City of Rockville
Rise Together

Case Number: 2026-107-PLT **Address: 850 Nelson Street**

Project Name: 850 Nelson Street Ownership Plat

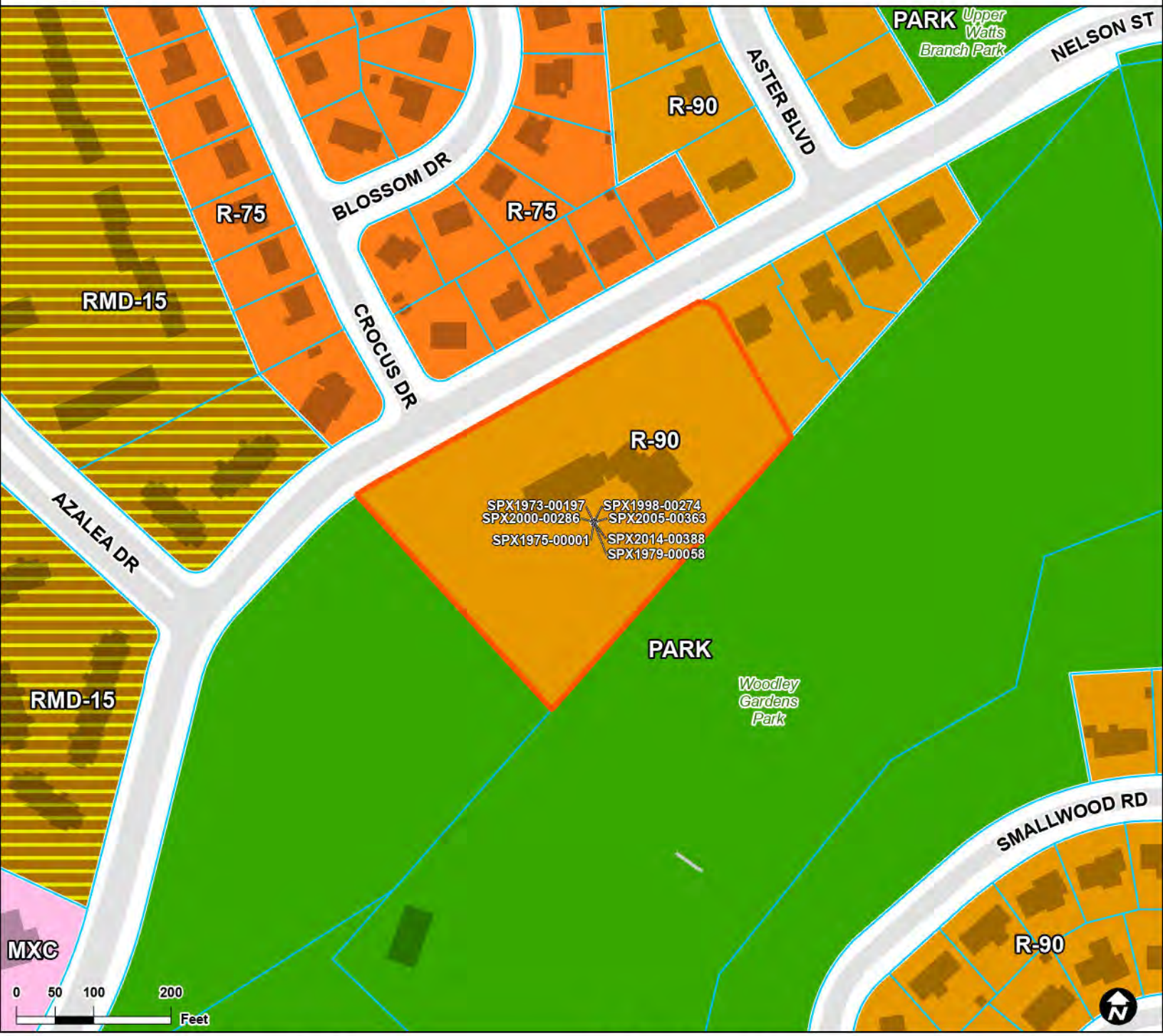
Land Use Policy Designations

- RD - Residential Detached
- RA - Residential Attached
- RF - Residential Flexible
- RM - Residential Multiple Unit
- RO - Residential and/or Office
- O - Office
- C - Commercial
- CRM - Commercial and Residential Mix
- OCRM - Office, Commercial and Residential Mix
- CI - Civic and Public Institutional
- I - Private Institution
- P - Public Park
- OSP - Open Space Private
- SI - Service Industrial
- SRM - Service Industrial and Residential Mix
- Potential Future Park Asterisk

City of Rockville
Rise Together

Case Number: 2026-107-PLT **Address: 850 Nelson Street**

Project Name: 850 Nelson Street Ownership Plat



Zoning Overlays

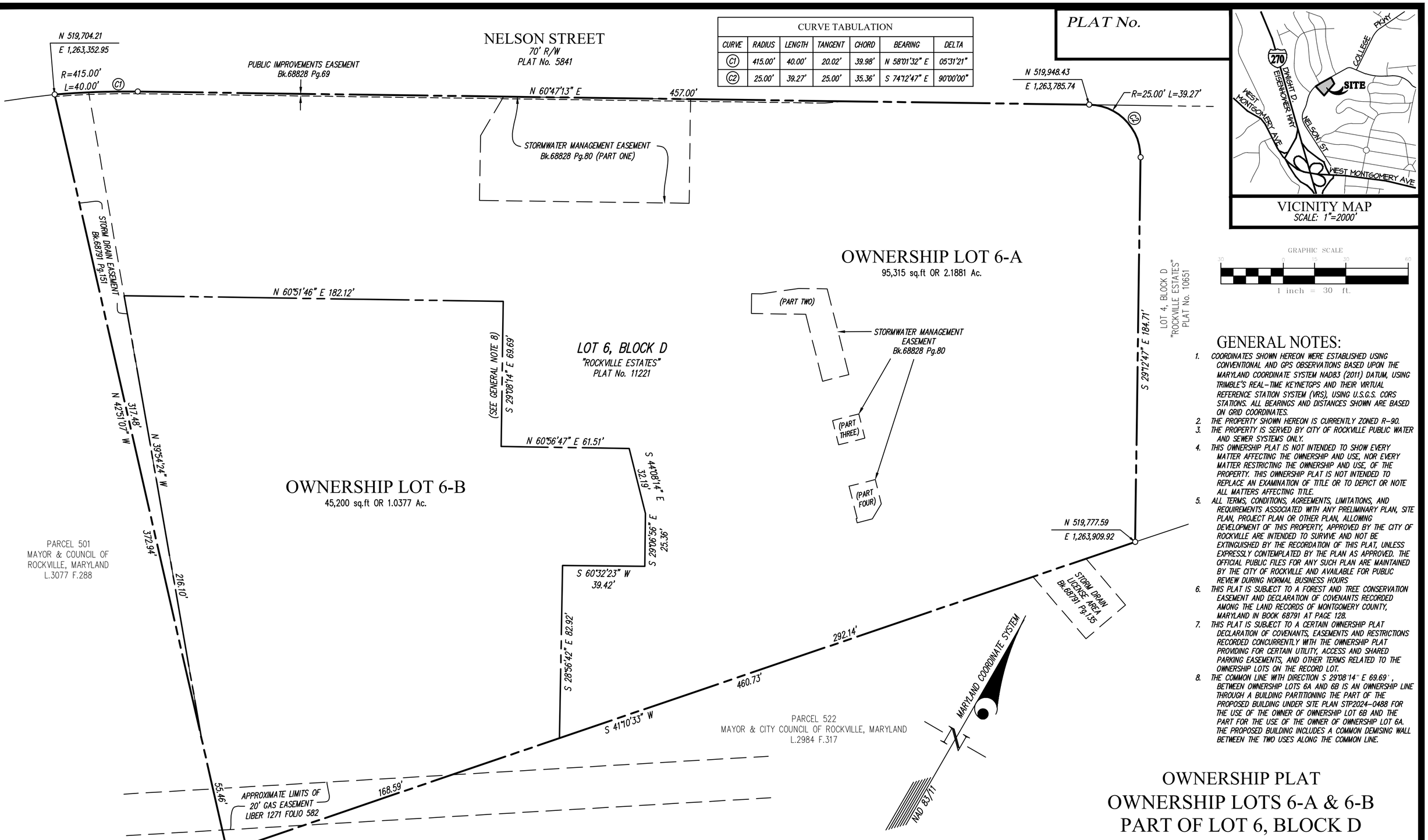
- Town Center Performance District
- South Pike
- Rockville Pike Core
- Twinbrook Metro Performance District
- Lincoln Park Conservation District
- Planned Developments
- Residential Clusters
- Local Historic Districts
- Special Exceptions

Zoning Districts

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

PLAT No.

CURVE TABULATION						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	415.00'	40.00'	20.02'	39.98'	N 58°01'32" E	05°31'21"
C2	25.00'	39.27'	25.00'	35.36'	S 74°12'47" E	90°00'00"



VICINITY MAP
SCALE: 1"=2000'

GRAPHIC SCALE
30 0 15 30 60
1 inch = 30 ft.

GENERAL NOTES:

1. COORDINATES SHOWN HEREON WERE ESTABLISHED USING CONVENTIONAL AND GPS OBSERVATIONS BASED UPON THE MARYLAND COORDINATE SYSTEM NAD83 (2011) DATUM, USING TRIMBLE'S REAL-TIME KEYNETGPS AND THEIR VIRTUAL REFERENCE STATION SYSTEM (VRS), USING U.S.G.S. CORS STATIONS. ALL BEARINGS AND DISTANCES SHOWN ARE BASED ON GRID COORDINATES.
2. THE PROPERTY SHOWN HEREON IS CURRENTLY ZONED R-90.
3. THE PROPERTY IS SERVED BY CITY OF ROCKVILLE PUBLIC WATER AND SEWER SYSTEMS ONLY.
4. THIS OWNERSHIP PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THE PROPERTY. THIS OWNERSHIP PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
5. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE CITY OF ROCKVILLE ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE CITY OF ROCKVILLE AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS
6. THIS PLAT IS SUBJECT TO A FOREST AND TREE CONSERVATION EASEMENT AND DECLARATION OF COVENANTS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 68791 AT PAGE 128.
7. THIS PLAT IS SUBJECT TO A CERTAIN OWNERSHIP PLAT DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS RECORDED CONCURRENTLY WITH THE OWNERSHIP PLAT PROVIDING FOR CERTAIN UTILITY, ACCESS AND SHARED PARKING EASEMENTS, AND OTHER TERMS RELATED TO THE OWNERSHIP LOTS ON THE RECORD LOT.
8. THE COMMON LINE WITH DIRECTION S 29°08'14" E 69.69', BETWEEN OWNERSHIP LOTS 6A AND 6B IS AN OWNERSHIP LINE THROUGH A BUILDING PARTITIONING THE PART OF THE PROPOSED BUILDING UNDER SITE PLAN STP2024-0488 FOR THE USE OF THE OWNER OF OWNERSHIP LOT 6B AND THE PART FOR THE USE OF THE OWNER OF OWNERSHIP LOT 6A. THE PROPOSED BUILDING INCLUDES A COMMON DEMISING WALL BETWEEN THE TWO USES ALONG THE COMMON LINE.

THE CITY OF ROCKVILLE PLANNING COMMISSION
ROCKVILLE, MARYLAND

Approved _____ DATE

WITHOUT COMMITMENT AS TO INSTALLATION OF SEWER, WATER AND STREETS

_____ CHAIR _____ CITY MANAGER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THE OWNERSHIP PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THAT LAND CONVEYED BY BELL & BECK, LLC, A MARYLAND LIMITED LIABILITY COMPANY TO WOODLEY WAVES, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY A DEED DATED DECEMBER 3, 2021 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 64825 AT PAGE 48, ALSO BEING ALL OF LOT 6, BLOCK D, AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED, "ROCKVILLE ESTATES", RECORDED AMONG SAID LAND RECORDS AS PLAT No. 11221.

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS WILL BE SET IN ACCORDANCE WITH CHAPTER 25, ARTICLE 21, SECTION 25.21.25 OF THE ROCKVILLE CITY CODE. PROPERTY MARKERS SHOWN THUS —○— AND MONUMENTS SHOWN THUS —□—

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 140,515 SQUARE FEET OR 3.2258 ACRES OF LAND.

_____ _____
FOR: GUTSCHICK, LITTLE & WEBER, P.A. DATE
WILLIAM E. GRUENINGER, III
PROFESSIONAL LAND SURVEYOR
MD. REGISTRATION No. 21542 (Exp./RENEWAL 12/21/2025)

OWNER'S CERTIFICATE

WE, WOODLEY WAVES, LLC, A MARYLAND LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY CERTIFY THAT THIS OWNERSHIP PLAT WAS PREPARED PURSUANT TO SECTION 25.21.13 OF THE CITY OF ROCKVILLE ZONING ORDINANCE; THAT THE OWNERSHIP LOTS SHOWN HEREON SHALL NOT CONSTITUTE RECORD LOTS OR A PLAN OF SUBDIVISION; AND THAT ALL IMPROVEMENTS WITHIN THE OWNERSHIP LOTS SHOWN HEREON SHALL AT ALL TIMES BE IN ACCORDANCE WITH SITE PLAN STP2024-00488 OR AS MAY BE AMENDED OR SUPERSEDED, AND DULY ISSUED BY THE CITY OF ROCKVILLE, AND ON FILE A THE CITY OF ROCKVILLE PLANNING DIVISION.

AS OWNER THE UNDERSIGNED OR THEIR SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTS, TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR.

THERE ARE NO SUITS OR ACTIONS OF LAW, TRUSTS, LEASES, MORTGAGES OR LIENS INCLUDED IN THIS PLAT OF SUBDIVISION.

FOR: WOODLEY WAVES, LLC

_____ _____ _____
BY: NAME DATE WITNESS

OWNERSHIP PLAT
OWNERSHIP LOTS 6-A & 6-B
PART OF LOT 6, BLOCK D
ROCKVILLE ESTATES

CITY OF ROCKVILLE

ROCKVILLE ELECTION DISTRICT No. 4
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=30' SEPTEMBER 2025

GLW
PLANNING | ENGINEERING | SURVEYING
3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM
PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

S:\Survey Drawings\23100\PLATS\23100_PL01.dwg,
PLOTTED: 9/4/2025 8:54 AM, LAST SAVED: 9/4/2025 8:53 AM, PLOTTED BY: Morgan Bell

© GLW 2025

PLANNING COMMISSION Meeting Date: November 12, 2025
Agenda Item Type: REVIEW AND ACTION
Department: CPDS - DEVELOPMENT REVIEW
Responsible Staff: KIMIA ZOLFAGHARIAN

Subject

Level 2 Site Plan Application STP2024-00492, to Permit the Construction of a 360-unit Multi-family Building and a 145,000 Square-foot Building with Proposed Lab and Office uses with a Standalone Parking Garage; BXP Shady Grove Lot 5 LLC, BXP Shady Grove Lot 6 LLC, BXP Shady Grove Lot 7 LLC, BXP Shady Grove Lot 8 LLC Applicant.

Department

CPDS - Development Review

Recommendation

Staff recommends approval of the Level 2 Site Plan STP2024-00492, based on the findings and conditions of approval contained in this staff report.

Discussion

Overview

Case: Level 2 Site Plan Application STP2024-00492

Location: 15815-15825 Shady Grove Road, 2 Choke Cherry Road, 2092 Gaither Road

Staff: Kimia Zolfagharian, Principal Planner
Community Planning and Development Services
Kzolfagharian@rockvillemd.gov

Applicant: BXP Shady Grove Lot 5 LLC, BXP Shady Grove Lot 6 LLC, BXP Shady Grove Lot 7 LLC, BXP Shady Grove Lot 8 LLC
2200 Pennsylvania Ave NW
Suite 200W
Washington, DC 20037

Filing Date: May 29, 2025

Meeting Date: November 12, 2025

Executive Summary

Several entitites known as BXP Shady Grove Lot 5 LLC, BXP Shady Grove Lot 6 LLC, BXP Shady Grove Lot 7 LLC, BXP Shady Grove Lot 8 LLC (the "Applicant"), have filed a Level 2 Site Plan application to construct a 360-unit multi-family building and a 145,000-square-foot building with proposed lab and office uses with a standalone parking garage at 15815-15825 Shady Grove Road, 2 Choke Cherry Road, 2092 Gaither Road. This Site Plan implements the second phase of approved Project Plan application PJT2017-00007 and Resolution No. 7B-19 (Link to Resolution). The Planning Commission's role is to conduct a review of the application at a public meeting and decide on the proposed site plan, as outlined in Section 25.07.01.a.3(a) of the Zoning Ordinance (the "Ordinance").

After a comprehensive review of the application, staff has found that the application complies with all relevant City codes and policies. Based on the review, and as described in the proposed findings and recommended conditions, staff recommends approval of the site plan (Attachment 6).

Site Description

Location: 15815-15825 Shady Grove Road
2 Choke Cherry Road
2092 Gaither Road

Planning Area: Planning Area 16 – King Farm & Piccard Drive

Land Use Designation: OCRM – Office Commercial Residential Mix

Zoning District: Mixed-Use Employment (MXE)

Existing Use: Office

Proposed Use: Multifamily Residential and lab

Site Area 6.11 acres

Proposed Height Lab and office use 97 feet
Multifamily Residential 85 feet

Surrounding Land Use and Zoning

Location	Zoning	Planned Land Use	Existing Use
North	City of Gaithersburg	Industrial/Office Park City of Gaithersburg	Office Use, Retail
East	PD-KF	Planning Development (PD)	King Farm PD single family and townhomes
South	PD-UR	Restricted Industrial/Office Park	Upper Rock PD Apartments and Grocery Store
West	City of Gaithersburg	City of Gaithersburg	Retail Center

Site Analysis
The Phase being reviewed as part of this application is 6.11 acres in size and located within the northwestern and northern quarters of the site and is bounded by Shady Grove Road to the north, Choke Cherry Road to the west, and Gaither Road to the east. The multifamily building is located at the Shady Grove Road and Choke Cherry Road intersection, while the proposed commercial building is located at the intersection of Shady Grove Road and Gaither Road. Phase 1 of the approved Project Plan is located South of the phase being reviewed, is adjacent to the King Farm Planned Development, and is part of the overall site included in STP2020-00393. The property is currently improved with office buildings and surface parking lots developed in the 1960s and 1970s. The property is across the street from the Home Depot shopping center in Gaithersburg.

Project Description

The Applicant proposes to construct a 360-unit multi-family building and a 145,000 square-foot building with proposed lab and office uses with a standalone parking garage, implementing Phase 2 of the approved Project Plan application PJT2017-00007, Resolution No. 7B-19 (Link to Resolution).

The project includes a plaza adjacent to the bus stop that will be located at the corner of Shady Grove Road and Choke Cherry Road. Vehicular, pedestrian, and bicycle access to the project will be provided via new public streets (Discovery Street and Progress Street) off of Shady Grove Road, Gaither Road, and Choke Cherry Road.

The streets will connect to portions of the street grid of the Phase 1 Site Plan. This Site Plan is also proposing a 10-foot-wide shared use path along a portion of Shady Grove Road to meet the County's Bicycle Master Plan requirement. The project also includes reconstructing a portion of the sidewalk along Choke Cherry Road frontage to a minimum of 8 feet in width to meet the City's required sidewalk width for a Business District 1 road.

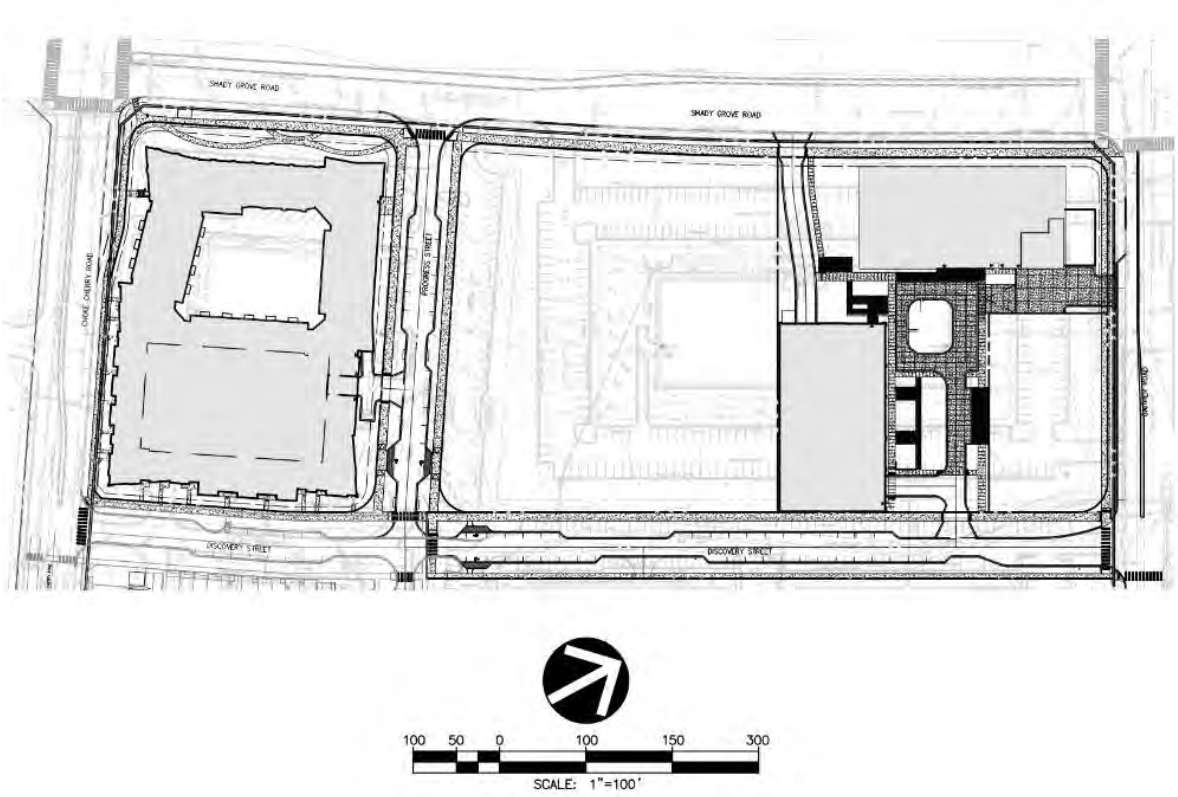


Figure 1: Overall site plan showing residential and commercial components.

As shown on the Open Area and Public Use Space Plan, this Site Plan application would provide 7.5% of the net site area as open area, and 1.3% of the net site area as public use space. The open area and public use space requirements per the Project Plan will be met for the Overall Site at the implementation of all the phases of the Project Plan.

Multifamily Residential

The multifamily residential building will include a mix of studio, 1 bedroom, and 2-bedroom units. Per the approved Project Plan, 12.5% of the dwelling units will be MPDU (Moderately Priced Dwelling Units).

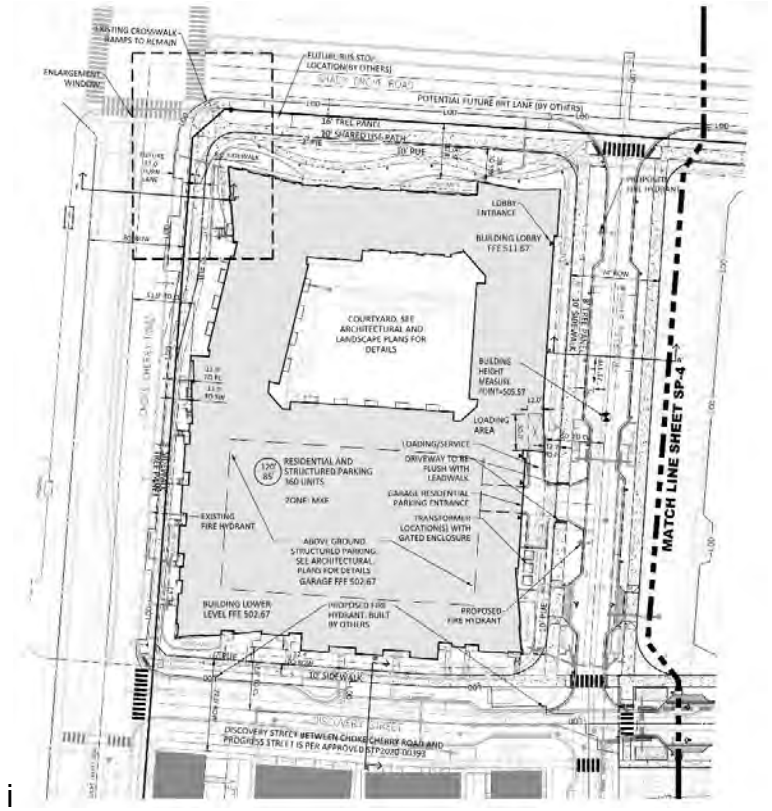


Figure 2: Multifamily Residential Site Plan

Per the Applicant, the proposed multifamily project will include 360 rental dwelling units, 12,000 square feet of resident amenity space and new landscape design. Located at the intersection of Shady Grove Road and Choke Cherry Road, the building will wrap both an above-grade parking garage toward Discovery Street, and a landscaped courtyard in the center. The proposed parking garage will provide 450 vehicle parking spaces and will be wrapped with dwelling units on all four sides. The façade materials will include a mix of cementitious panel, lap siding, masonry and glass, primarily in neutral and natural tones. The roofline will range from 45 feet to 85 feet, taking advantage of the varying topography of the site to create movement along street facades, stepping down towards the future townhome development South of Discovery Street.

Life Science Building

Per the Applicant, the proposed life sciences building is intended to utilize prominent visibility by being located at the Shady Grove Road and Gaither Road intersection. All four sides of the building will be visible and treated with a panelized façade system, intended to reduce the scale of the building and to create visual interest. The north and south facades will vary from the east and west facades by utilizing differing fenestration patterns. At ground level, the design would include an awning at the main entry way to add visual interest and enhance the pedestrian experience. A screened mechanical penthouse enclosure is proposed to conceal building equipment. A standalone parking garage is proposed, south of the office building, with access provided from Discovery

Street and Shady Grove Road. A total of 621 parking spaces would be located in the garage, and would support the proposed office in addition to future developments.

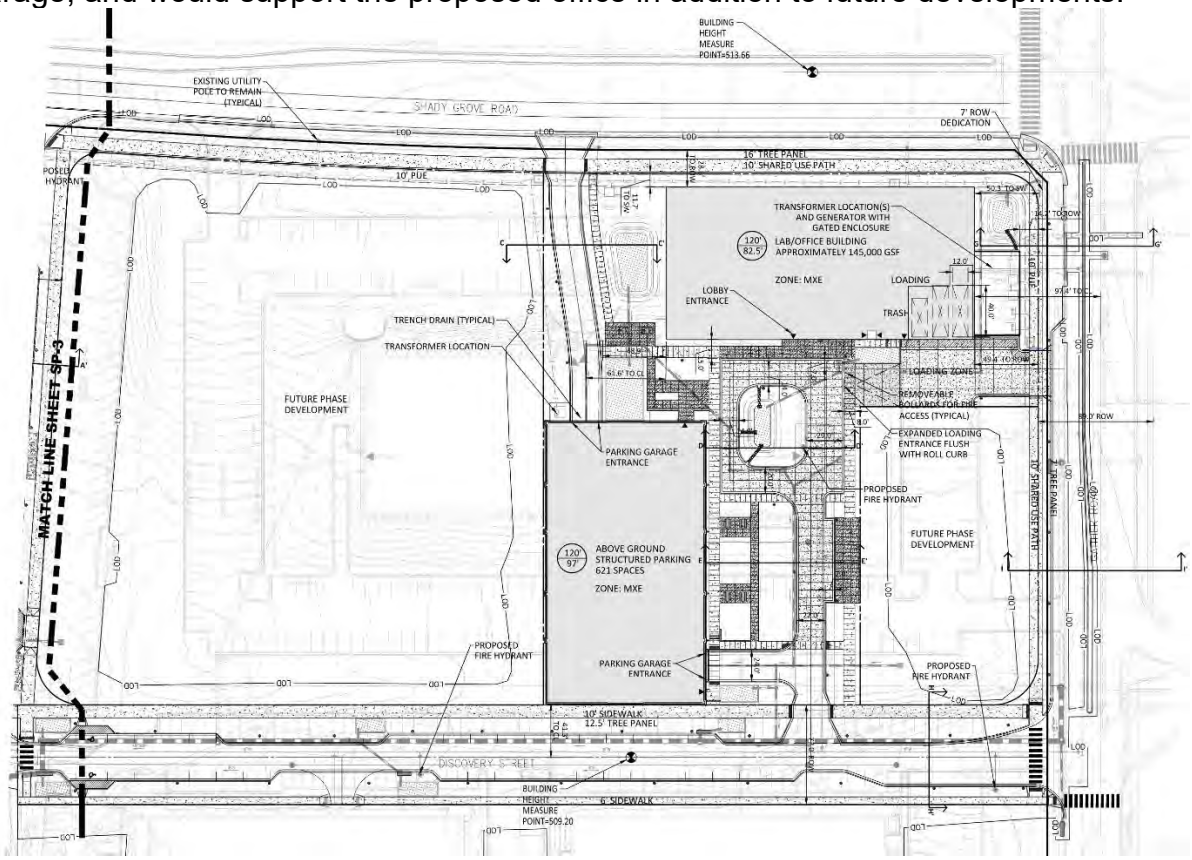


Figure 3: Office building and Parking Garage Site Plan

The site design will include green space, tree coverage, and outdoor seating areas for building users at the south of the building.

Previous Related Actions

On January 20, 2017, Lantian/1788/Shady Grove 31, LLS filed Project Plan application PJT2017-00007 proposing up to 1,336 multi-unit dwellings, up to 330 townhouses, up to 390,000 square feet of office, hotel, or institutional uses, and up to 170,000 square feet of retail uses on approximately 31 acres of property located at 15825 Shady Grove Road, 2092-2098 Gaither Road, and 2-4 Choke Cherry Road. On April 29, 2019, Mayor and Council approved this request at a Public Hearing.

On April 10, 2020, the Planning Commission approved Level 2 Site Plan STP2020-00393 for the first phase of the approved project plan consisting of 136 townhouse units, the construction of a one-acre park area, and a stormwater retention pond.

On June 26, 2024, the Planning Commission approved Major Site Plan Amendment STP2024-00489, Shady Grove Neighborhood Center, to amend condition 6 of the previously approved Level 2 Site plan application STP2020-00393.

Project Analysis

Master Plan

This project is located within Planning Area 16 (King Farm and Shady Grove) of the City's 2040 Comprehensive Plan ("Plan"). The Plan designates the land use of the subject property as OCRM – Office, Commercial, and Residential Mix. This application proposes both lab/office and residential uses, consistent with the Plan's land use recommendations. This property is not a specific focus area within Planning Area 16, and there is nothing identified in the Plan that either directly supports or directly conflicts with this proposal. However, increasing the number of homes in the City is a general recommendation found throughout the Housing chapter of the Plan. Based on these findings, staff has determined that this application is compliant with the Rockville 2040 Comprehensive Plan.

Infrastructure/ Adequate Public Facilities Standards (APFS)

Roads and Transportation

With the Project Plan approval, two phases were established to determine the trip generation cap. These two phases are different from the phasing of the overall Project Plan development.

Trip generation for the proposed development based on the methodology outlined in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition as required by the city of Rockville Comprehensive Transportation Review (CTR) guidelines, are expected to generate 301 trips during the morning (AM) peak hour (160 inbound & 141 outbound trips), 288 trips during the afternoon (PM) peak hour (110 inbound & 178 outbound trips), and 180 trips during Saturday peak hour (91 inbound & 89 outbound trips). When added to the trips expected to be generated by the approved phase 1 development consisting of 136 townhomes (STP2020-00393), the total trip generation would be 366 AM, 366 PM, and 266 Saturday peak hour trips. The approved trip caps for Phase 1 of the approved Project Plan are set at no more than 644 AM, 1,327 PM, and 1,042 Saturday trips. Therefore, the Phase 1 Site Plan and the current Site Plan application will not exceed the trip cap established for Phase 1 of the Project Plan transportation component and therefore this site plan does not trigger any of the required transportation improvement requirements stated for Phase 2 of the Project Plan transportation component.

Since the overall site was previously reviewed for CTR conformity as part of project plan review (PJT2017-00007) and for the reasons stated above, the applicant was required to submit for review a detailed on-site assessment per the requirements of (CTR) for the proposed Site Plan application.

As required, the purpose of the submitted on-site assessment is to evaluate the transportation network surrounding the site as well as the approved project plan transportation conditions.

Based on this review, staff concludes that the submitted site plan will not have a detrimental impact to the surrounding transportation network and is accommodated within Phase 1 of the Project Plan transportation approval.

Water and Sewer

The proposed development is located within the Washington Suburban Sanitary Commission's (WSSC) service area for water and sanitary sewer. The applicant will construct a network of water and sanitary sewer infrastructure to serve the development that complies with all WSSC requirements. The applicant received approval of the Hydraulic Planning Analysis (HPA) by WSSC during the Project Plan process. The applicant has recently applied for HPA Amendment approval from WSSC, which details the sewer and water service required for the development. The amendment proposes to direct wastewater flow to the Watts Branch Sewershed and into the City's wastewater collection system. The City and WSSC have agreed to allow the connection proposed in the HPA Amendment (Attachment 8).

Schools

The proposal was reviewed for school adequacy at the time of Project Plan approval. Project student generation was found to be within the required threshold and therefore a determination of adequacy with the AFPO standard was made. See Resolution No. 7B-19 (Link to Resolution) for the review conducted as part of the Project Plan submission.

Transportation and Circulation

Access

The site is served by Shady Grove Road, a major highway controlled by Montgomery County, and connects the site to Frederick Road (MD 355) and I-270. The site is also served by Choke Cherry Road and Gaither Road, both owned and maintained by the City of Rockville. Both roadways intersect with Shady Grove Road. The proposed multi-family residential building will have a driveway for vehicular and loading access on proposed Progress Street which connects to Shady Grove Road to the north and the proposed Discovery Street to the south. Access at Shady Grove Road will be right-in/right-out only, consistent with the approved Project Plan. Discovery Street will be constructed between Choke Cherry Road and Gaither Road, consistent with the approved Project Plan. A private commercial driveway will connect to Discovery Street west of Gaither Road to service the pick-up/drop-off area for the new Research and Development building as well as to provide vehicular access to the proposed garage. An additional commercial driveway connecting to the new garage will be provided from Shady Grove Road via a right-in/right-out access driveway. An additional right-in/right-out only loading-only access driveway will also be provided on Gaither Road.

Bicycle/Pedestrian Access

A review of pedestrian facilities surrounding the site reveals existing sidewalks are present around the full perimeter and provide an acceptable walking environment. Additional sidewalks, crosswalks, and curb ramps as shown on the site plan will be constructed per the city requirements and standards with the proposed development to provide safe and adequate movements to, from, and within the proposed development.

The site has access to several existing bicycle facilities. The site can be reached via the existing shared use path on Choke Cherry Road. The existing shared use path on Gaither Road terminates and continues as a standard 5-foot sidewalk from the King Farm Development Boundary to Shady Grove Road. These paths also connect to paths on Redland Boulevard, Gude Drive, and Piccard Drive. The Project will construct a section of the missing 10-foot-wide shared use path along Gaither Road along the site frontage between Shady Grove Road and Discovery Street. The Project will also construct the 10-foot-wide shared use path along the entire Shady Grove Road frontage.

Transit

The site is located approximately 1.4 miles from the Shady Grove Metrorail station, where the Red Line provides service to other locations in Maryland and Washington D.C. In addition, the Ride On bus system provides local transit service in the vicinity of the site.

A standalone parking garage is proposed to support the office building that is included with this phase. Per the applicant, a total of 621 parking spaces will be located in the garage and will provide parking for the future phases. Access to the garage will be provided from Discovery Street and Shady Grove Road.

Community Outreach

Public Notifications for this Level 2 Site Plan application have been made consistent with City Code requirements. The Applicant held a virtual post-application area meeting on July 17, 2024.

The Project Plan associated with this Level 2 Site Plan has been the subject of various project briefings and public hearings before the Planning Commission and Mayor and Council. Additionally, the Project Plan and Site Plan required neighborhood area meetings at the pre-application stage and post-application stage.

As of the date of this staff report, staff has not received any testimony on the proposed Project.

Findings

Per Section 25.07.01.a.3.(b) of the City Code, 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;

The proposal complies with the strict standards of all applicable ordinances and the project plan resolution approval (Link to Resolution). Staff has not identified any 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.

ii. Constitute a violation of any provision of this chapter or other applicable law; or

The proposed site plan application as submitted complies with all provisions of the Zoning Ordinance in that the proposal is consistent with Resolution No. 7B-19 and all associated exhibits relating to the design and layout of the project. As described below, the proposal also complies with the standards of all applicable ordinances, as well as other applicable laws.

Environment

Forestry

The previously approved Project Plan submission to the City for redevelopment of an existing office park to a mixed-use development required compliance with the City of Rockville's Forest and Tree Preservation Ordinance. A Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) was originally approved on April 15, 2016, and the Preliminary Forest Conservation Plan (PFCP) on April 24, 2019. The NRI/FSD was resubmitted due to expiration and was approved on May 12, 2022. The PFCP (Attachment 7) was resubmitted and approved on August 20, 2024.

- Tract Area: 31.1 Acres
- Site Zoning: MXE
- Overall Afforestation Required: 4.67 Acres
- Overall Approved Fee-in-Lieu: 2.29 Acres
- Current Phase Afforestation Required: 1.33 Acres

Staff has received a Final Forest Conservation Plan (FFCP) for the proposed phase of the development, which is currently under review. As the FFCP is currently under review, details may change, subject to Chapter 10.5. The FFCP generally details compliance with the phased afforestation requirement through the planting of seventy (70) canopy trees, fifteen (15) ornamental trees, and six (6) small evergreen trees. That totals 32,200 square feet of afforestation credit. The applicant proposes to provide the remaining 25,714 square feet through a fee-in-lieu of planting payment.

Minimum Tree Cover

The minimum tree cover (MTC) requirement in the MXE zone is 15%, though it may be reduced to 10% with the dedication of 5% of usable park land to the city. The project is proposing to meet the 10% MTC through the dedication of 5% of usable park land on the overall project. The applicant is proposing to meet the MTC requirement for the current phase through the planting of on-site trees.

Significant Trees

Significant trees are defined as trees located outside of a forest and being 12" DBH (diameter at breast height) and trees located within a forest and being 24" DBH and greater. The project proposes to remove all trees within the site. The project has received approval for a fee-in-lieu payment for up to 60 significant replacement trees. The remaining replacement trees must be planted within the project boundaries in accordance with City standards.

- Tract Area: 31.1 Acres
- Site Zoning: MXE
- Overall Significant Replacements Required: 201 Trees

- Overall Approved Fee-in-Lieu: 60 Trees
- Current Phase Replacement Requirement: 78 Trees
- Current Phase Replacements Provided: 32 Trees via Planting and 46 Trees via Fee-in-Lieu

As with afforestation, the fee-in-lieu for significant tree replacement 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 and associated FFCP. 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 FFCP is approved.

Street Trees

The project has frontage on Gaither and Choke Cherry roads, which are City of Rockville rights-of-way, and Shady Grove Road, which is Montgomery County right-of-way. Street trees removed within the city's rights-of-way are required to be replaced at a 1:1 ratio and shall be shown on the Final FCP, in addition to new street tree plantings within the right-of-way. The applicant is required to obtain permits from Montgomery County and Maryland DNR for removal of trees within the Shady Grove right-of-way.

The applicant is required to plant a total of 107 street trees in association with the current phase of the development. The applicant is proposing to provide a total of 113 street trees, to meet the requirement.

Stormwater Management

Stormwater Management (SWM) for this project will be provided in compliance with the Development SWM Concept Approval Letters (Attachments 11 and 12). The Development SWM Concept Approval Letters lists project-specific conditions of approval. On-site SWM is being provided by the applicant through the construction of Environmental Site Design (ESD) measures including planter box bioretention facilities and micro bioretention facilities. A regional SWM pond constructed in Phase 1 will provide water quality treatment for 19.0 acres of on-site impervious area for the ultimate development, and 6.7 acres of off-site impervious area that drains through the property. A monetary contribution is being provided by the applicant in lieu of providing on-site quantity management and the remaining on-site water quality management.

Sediment Control

DPW staff has determined that the proposal 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 Rockville City Code (Attachment 9 and 10).

Zoning Ordinance Compliance

The subject property is regulated in accordance with Resolution No. 7B-19, as approved by the Mayor and Council. The applicant is permitted to construct up 1,336 multi-unit dwellings and up to 390,000 square feet of office, hotel, or institutional uses (subject to conditions per the Project Plan approval). The approved Phase One site plan proposed the construction of up to 136 townhouse dwelling units. This means that the applicant

may construct up to 976 multi-dwelling units and up to 245,000 square feet of office, hotel, or institutional uses in other phases.

The approved Project Plan was reviewed per the development standards of the MXE Zone. Zoning compliance review is specifically focused on evaluating the consistency of the proposed Phase Two Site Plan layout with the approved Project Plan layout, in accordance with Resolution No. 7B-19. Setbacks, building location, and the road layout were reviewed, and staff believes that the proposed Site Plan satisfies Condition 2 of Resolution No. 7B-19.

Open Area and Public Use Space
Open space for the Phase Two Site Plan will be provided in accordance with the Zoning Ordinance and the approved Project Plan Resolution. The total Open Area proposed with the Project Plan is 30.4%, and the total Public Use Space is 10.5%. This phase of the project includes 7.5% of Open Area, and 1.3% of Public Use Space. The remainder 4.3% Open Area and 8.3% Public Use Space will be provided in future phases.

The Open Area of approved Phase One Site Plan includes a one-acre park that will be conveyed to the City and will connect to the City-Owned open space in the adjacent King Farm neighborhood.

Moderately Priced Dwelling Units (MPDU) Ordinance
The applicant will provide a minimum of 12.5% of the residential dwelling units as MPDUs. As a part of the Phase Two project, 45 MPDU multifamily dwelling units are proposed.

Parking
For the proposed development the applicant will provide a total of 1,071 spaces in two parking structures, of which 25 will be designated as ADA parking spaces. In addition, there will also be approximately 69 on-street public parking spaces.

Per City of Rockville requirements, and for the proposed development, the applicant will also provide 16 short-term and 150 long-term bicycle parking spaces.

The proposed 450 parking spaces for the multifamily building will be provided via above-ground structured parking, which would be wrapped with the dwelling units. Access to the parking garage will be provided from Progress Street. Additional street parking is proposed along Progress Street and Discovery Street.

iii. Be incompatible with the surrounding uses or properties.
The proposal respects and complements the existing surrounding uses through the improvement and expansion of the road infrastructure, the use of urban design principles that promote the Master Plan and advance the City's long-term planning goals. The request is compatible with surrounding uses and properties.

Conditions and Recommendation

Staff recommends approval of the Level 2 Site Plan STP2024-00492, based on the findings and conditions of approval contained in this staff report:

Development and Zoning

1. The Applicant must comply with all conditions of approved Project Plan PJT2017-00007, Resolution No. 7B-19.
2. The proposed development must be implemented and constructed in a manner consistent with the plans, concept designs, graphic representation and all associated development tables included in the site plan signature set for Level 2 Site Plan application STP2024-00492. The phasing plans included in the site plan (Sheets PH-1 through PH-6.2) describe multiple development sequences that may be implemented by the Applicant.
3. The Applicant must sign and return the approval letter prior to finalizing the site plan signature set. The approval letter must be included in the stamped and approved signature set.
4. If waivers from the zoning standards are required, any wavier applications must be submitted and approved by the Planning Commission prior to the issuance of building permits for this application.

Forestry

5. Before the issuance of any building, forestry, or public works permits (except for permits associated with the demolition of the existing building), the applicant must obtain approval of a Final Forest Conservation Plan (Final FCP) and a landscape plan.
6. The Final FCP must be consistent with the PFCP approval issued on 08/20/2024. In addition to compliance with applicable codes, the Final FCP must meet the following requirements, unless modified by the City Forester:
    a. Ensure that tree plantings meet the following minimum spacing requirements:
        i. shade trees spaced 20 feet apart;
        ii. evergreens and ornamental trees spaced 15 feet apart;
        iii. all trees must be 10 feet from wet and dry utilities, except when under streets;
        iv. all trees must be 15 feet from streetlights and driveways;
        v. all trees must be 10 feet from inlets;
        vi. shade trees and large evergreens must be a minimum of 7 feet and ornamental trees and small evergreens a minimum of 5 feet from micro bioretention underdrain pipes (6” diameter and smaller); and
        vii. street trees may be planted atop stormwater conveyance pipes with a minimum 4 feet of cover and immediately behind curb.
    b. Trees planted to meet FTPO requirements subject to long term protection may not be located within existing or proposed easements (excluding forest conservation easements).
    c. Proposed tree locations must be consistent across all plans, including but not limited to the forest conservation plan, site plan, and landscape plan.
7. Before Final FCP approval, the applicant must coordinate final street tree species, locations, and proposed impacts with the City Forester.
8. Before planting new trees within existing green space or where pavement was previously located, the applicant must perform soil augmentation as required per the city’s FTPO notes prior to installation of new trees. The current ordinance notes at the time of Final FCP submission shall be included on the Final FCP.
9. Before planting new trees, the applicant must show the areas of soil removal and replacement.
10. All submitted plans must use current city tree tables, FTPO notes and details.
11. Before pruning or cutting any trees within the right-of-way, the applicant must obtain and submit to the city Forester an MDNR Roadside Tree Permit for the work.

12. Any significant modification or revision to the approved Final FCP must be consistent with the Site Plan and submitted to the City Forester for review and approval.
13. Before the issuance of any sediment control permit or building permit, the applicant must obtain a forestry permit. Before the issuance of the forestry permit, the applicant must:
    a. Submit the FTP permit application and fee;
    b. Obtain approval of a Final FCP;
    c. Pay to the city any approved fee-in-lieu consistent with the requirements of the FTPO;
    d. Execute a five-year warranty and maintenance agreement in a form acceptable to the city;
    e. Post a bond or letter of credit approved by the city for eligible forestry improvements per the FTPO; and
    f. Execute and record a forest conservation easement in a form acceptable to the city, unless otherwise satisfied.

Engineering

14. Submission for review, approval, and permit issuance by DPW of the following detailed engineering plans, studies and computations, appropriate checklists, plan review and permit applications and associated fees. The following plans shall be submitted on 24”x36” City base sheets at a minimum scale of 1”=30’ unless otherwise approved by DPW.
    a. Sediment Control Permit (SCP) – Submit Erosion and Sediment Control plans for all disturbed areas;
    b. Stormwater Management Permit (SMP) – Submit Stormwater Management plans for on-site stormwater management;
    c. Public Works Permit (PWK) – Submit plans for all work within the proposed public rights-of-way including adjacent to Shady Grove Road, Gaither Road and Choke Cherry Road, within the Gaither Road and Choke Cherry Road rights-of-way, and within any existing or required public easements. DPW will also review, approve and permit the construction of private improvements 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 streetlights will be determined in conjunction with the review of all Public Improvements Plans (PWK) and the Forestry Permit.
15. Submit a phasing plan for the construction period. The plan shall include, but not be limited to, the construction access, pedestrian access, truck routing, staging and construction parking. This plan shall be approved prior to the issuance of the first permit issued by DPW.
16. 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 Office of the City Attorney 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.
17. Prior to issuance of any DPW permit and prior to the recordation of Final Record Plats, 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, 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 Office of the City Attorney.
18. 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. If required by the terms of any existing easement granted to an entity other than the City of Rockville, Applicant must submit plans for work within the easement to Grantee for review. If Grantee's permission for such work is required by an existing easement, the applicant must secure Grantee's written permission for any proposed development activity within the easement, or the easement must be extinguished, prior to the submission of an application for any DPW permit.

19. Applicant shall execute a Revocable License and Maintenance Agreement for the shared maintenance of Stormwater Management Facilities located within the public right-of-way. The agreement must be executed by the property owner and other parties of interest and submitted for review and approval by DPW and the Office of the City Attorney. The Revocable License and Maintenance Agreement must be authorized by the Mayor and Council and must be recorded in the Montgomery County Land Records prior to DPW issuance of any SMP permit.
20. Applicant must grant Public Improvement Easements (PIE) adjacent to the Shady Grove Road, Gaither Road, Choke Cherry Road, Discovery Street, and Progress Street public rights-of-way for maintenance of public sidewalks. The PIE must be reviewed and approved by DPW and in a format acceptable to the Office of the City Attorney and be recorded in the Montgomery County Land Records prior to DPW permit issuance of any PWK permit.
21. The Applicant must post sureties in a form approved by the Office of the City Attorney for all permits based on the approved construction estimate. A separate surety is required for private improvements permitted through a PWK. Approval of sureties is coordinated through DPW staff. Sureties for all public infrastructure must be submitted and approved prior to recordation of plats dedicating right-of-way.
22. The Record Plat must include:
    - Additional dedication of right-of-way (by the Applicant) for improvements to the east side of Shady Grove Road; the south side of Gaither Road; and the north side of Choke Cherry Road.
    - Dedication of rights-of-way and easements per the approved street sections;
    - All necessary easements and abandonments.
23. 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.
24. 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.
25. DPW will not approve any Demolition Permits until a Sediment Control Permit (SCP) for the area disturbed by the demolition is issued.
26. The Applicant shall comply with the conditions of the Development SWM Concept (Commercial) approval letter dated October 8, 2025, and the Development SWM Concept (Residential) approval letter dated October 8, 2025.
27. The Applicant shall comply with the conditions of the Preliminary Erosion and Sediment Control (Commercial) approval letter dated October 10, 2025, and the Preliminary Erosion and Sediment Control (Residential) approval letter dated October 10, 2025.
28. The Applicant shall comply with the conditions of the Safe Conveyance approval letter dated February 28, 2020.
29. The Applicant shall comply with all conditions of the HPA and mitigate any service deficiencies identified as a condition of any affected phase's site plan(s), unless the HPA is otherwise amended.
30. Applicant shall comply with the conditions of the Sewer capacity for Shady Grove Neighborhood Center development – Letter of Adequacy, dated May 9, 2025.

31. Location of dry utilities shown on the Site Plan is conceptual. Unless otherwise approved by the Director of Public Works, the final layout of the dry utilities shall not impact the locations of the proposed storm drain, water, sanitary sewer, SWM facilities, street trees and other public improvements. The street sections will permit dry utilities to be placed within the ROW under a section of sidewalk in areas adjacent with reduced Public Utility Easements (PUE). No dry utilities will be allowed to be placed anywhere else within the right-of-way except to cross perpendicularly.
32. The Applicant must obtain all required permits from any agencies and jurisdictions, including MDE and Montgomery County, as applicable and for any work within their easements or public right-of-way.

Traffic & Transportation

33. Prior to the issuance of any DPW permit for the construction of Discovery Street and at the time of recordation of the Final Record Plat, the Applicant must dedicate an additional 4' to public right-of-way (ROW) for Discovery Street between Gaither Road and Choke Cherry Road, as shown on the site plans. This is additional to 73' ROW dedication shown on approved Project Plan approval. Right-of-way dedication shall be shown on a final record plat.
34. 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 Shady Grove Road 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 all adjacent properties must be maintained during construction.
35. 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.
36. Before approval of the Final Record Plat, the applicant must obtain City approval of the signing and pavement marking plans, provided the approval of the Final Record Plat occurs prior to the issuance of the PWK permit and/or approval of any building permits All internal traffic control devices (e.g., signs, markings, 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 Manual on Uniform Traffic Control Devices (MUTCD).
37. Prior to the issuance of any occupancy permits, the Applicant must pay the City's Transportation Improvement Fee as specified in the Comprehensive Transportation Review (CTR). The fee is $900 per residential unit, and $1.50 per square foot of gross floor area for nonresidential uses.
38. Prior to the issuance of any occupancy permits, the applicant must pay the County's Development Impact Tax for schools and transportation, 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.

Housing

39. Residential units constructed on the site must comply with the standards and requirements of the Rockville City Code Chapter 13.5, Moderately Priced Housing Ordinance. The applicant

is required to provide 12.5% of total units as MPDUs per the approved Project Plan (PJT2017-00007).

40. Prior to issuance of any residential building permit, the applicant must include an MPDU agreement approved by the Mayor and Council and by the City Attorney, pursuant to City Code Chapter 13.5.

Publicly Accessible Art in Private Development

41. The applicant must have an approved AIPD application prior to issuance of a building permit and the artwork must be installed and approved prior to issuance of an occupancy permit. See the City's website: https://www.rockvillemd.gov/services/arts-and-culture-program/ to access the application and additional AIPD program documents.

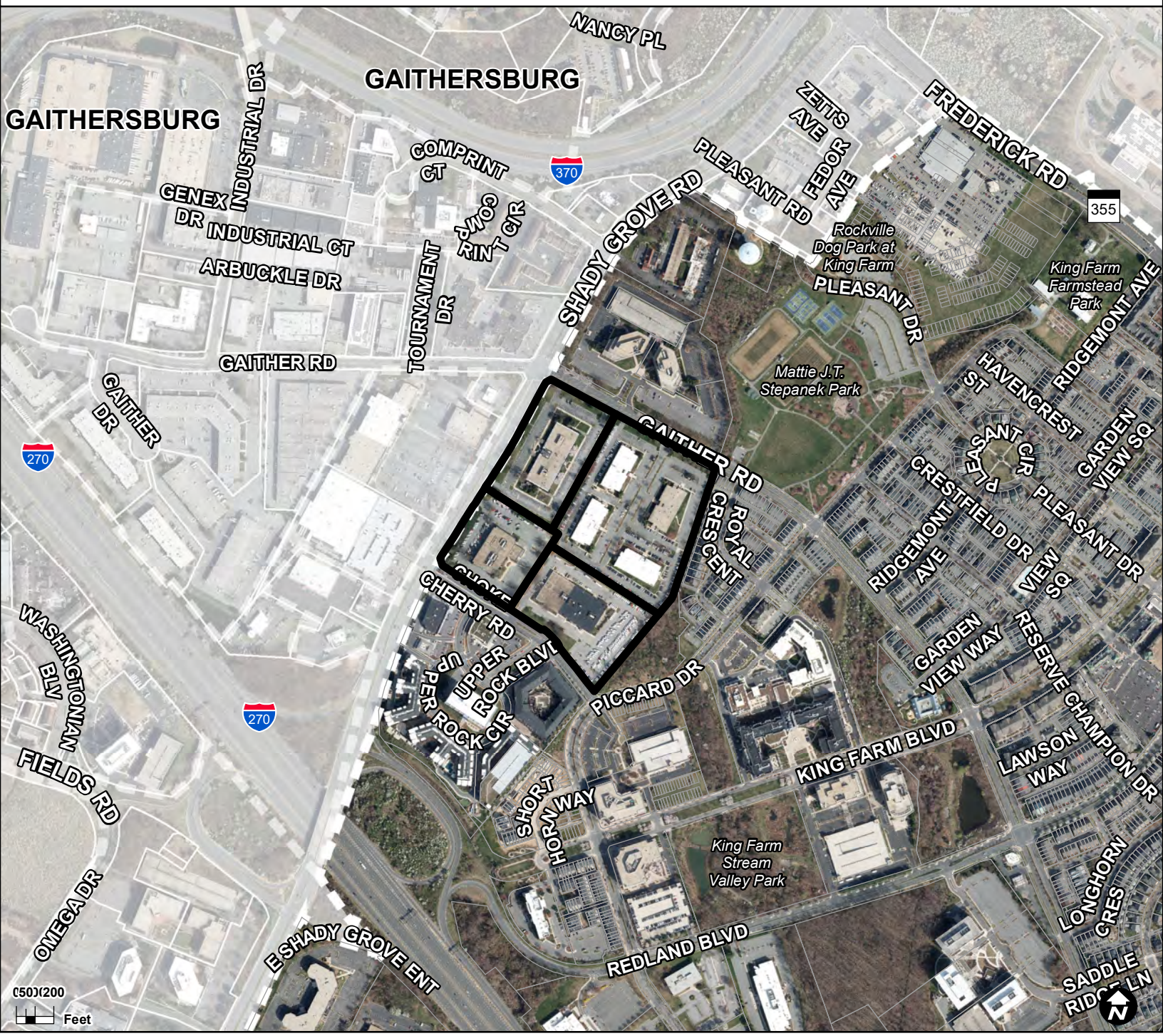
Attachments

Attachment 1 - Aerial Map, Attachment 2 - Land Use Map, Attachment 3 - Zoning Districts Map, Attachment 4 - Site Plan Application, Attachment 5 - Statement of Justification, Attachment 6 - Site Plan, Attachment 7 - PFCP, Attachment 8 - HPA Amendment, Attachment 9 - SCP2024-00026 Commercial Preliminary Sediment Control Approval, Attachment 10 - SCP2024-00025 Residential Preliminary Sediment Control Approval, Attachment 11 - SMC2024-00009 Stormwater Management Concept Approval, Attachment 12 - SMC2024-00010 Stormwater Management Concept Approval

City of Rockville Maryland

Case Number: STP2024-00492 Address: 15815-15825 Shady Grove Road

Project Name: STP2024-00492



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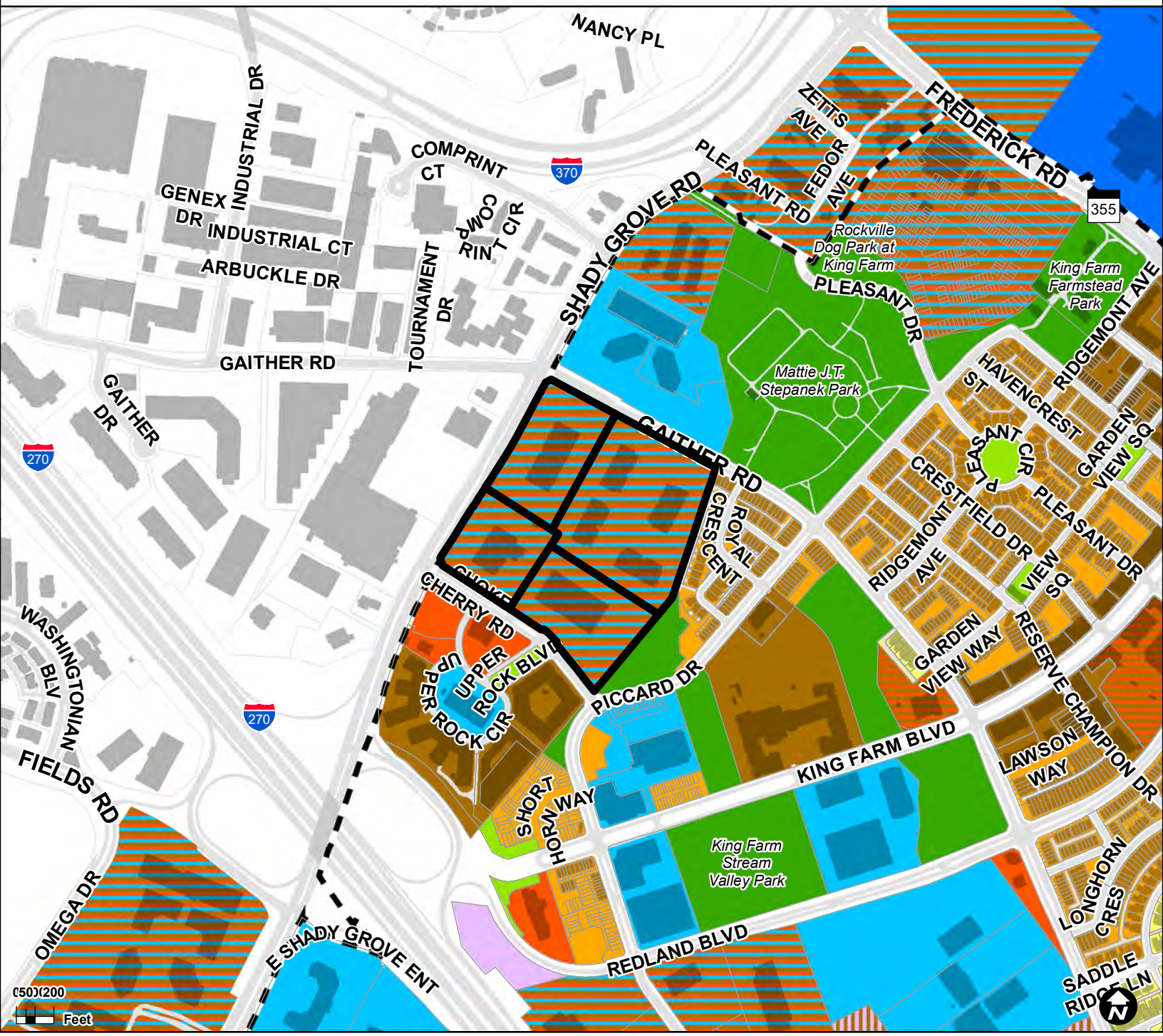


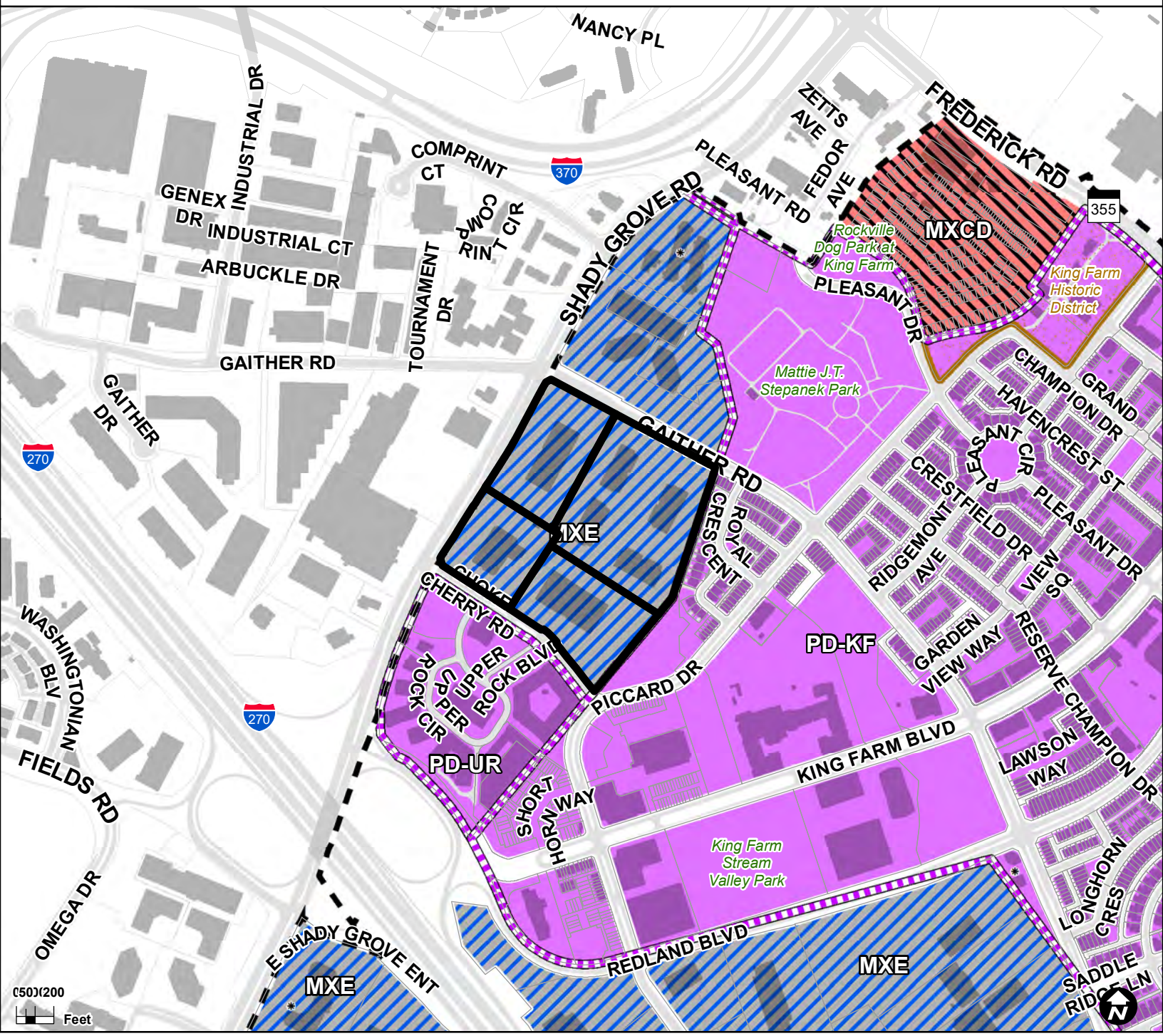
Land Use Policy Designations

- RD - Residential Detached
- RA - Residential Attached
- RF - Residential Flexible
- RM - Residential Multiple Unit
- RO - Residential and/or Office
- O - Office
- C - Commercial
- CRM - Commercial and Residential Mix
- OCRM - Office, Commercial and Residential Mix
- CI - Civic and Public Institutional
- I - Private Institution
- P - Public Park
- OSP - Open Space Private
- SI - Service Industrial
- SRM - Service Industrial and Residential Mix
- Potential Future Park Asterisk

City of Rockville Maryland

Case Number: STP2024-00492 **Address:** 15815-15825 Shady Grove Road

Project Name: STP2024-00492



Zoning Overlays

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

Zoning Districts

- R-400 - Residential Estate
- R-200 - Suburban Residential
- R-150 - Low Density Residential
- R-90 - Single Unit Detached Dwelling, Restricted Residential
- R-75 - Single Unit Detached Dwelling, Residential
- R-60 - Single Unit Detached Dwelling, Residential
- R-40 - Single Unit Semi-detached Dwelling, Residential
- RMD-Infill - Residential Medium Density, Infill
- RMD-10 - Residential Medium Density
- RMD-15 - Residential Medium Density
- RMD-25 - Residential Medium Density

- PD - Planned Development
- MXB - Mixed-Use Business
- MXC - Mixed-Use Commercial
- MXCT - Mixed-Use Corridor Transition
- MXCD - Mixed-Use Corridor District
- MXE - Mixed-Use Employment
- MXNC - Mixed-Use Neighborhood Commercial
- MXT - Mixed-Use Transition
- MXTD - Mixed-Use Transit District
- PARK - Park Zone
- IL - Light Industrial

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Community Planning & Development Services
Received
May 29, 2024

STP

Application for
Site Plan

City of Rockville
Department of Community Planning and Development Services

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

Type of Application (see level of review section below):

☐ Site Plan Level 1 ■ Site Plan Level 2

Please Fully Complete

Property Address information: 15815-15825 Shady Grove Road, 2 Choke Cherry Road, 2092 Gaither Road, Rockville MD 20850

Subdivision: Danac Technological Park Lot(s): 5-8 Block:

Zoning: MXE Tax Account(s): 160400154317 , 160400145040, 160400145120 , 160400145038

Applicant Information:

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

Applicant: BXP Shady Grove Lot 5 LLC, BXP Shady Grove Lot 6 LLC, BXP Shady Grove Lot 7 LLC, BXP Shady Grove Lot 8 LLC
2200 Pennsylvania Ave NW Suite 200W Washington DC 20037 (c/o CJ Overly) coverly@bxp.com

Property Owner: BXP Shady Grove Lot 5 LLC, BXP Shady Grove Lot 6 LLC, BXP Shady Grove Lot 7 LLC, BXP Shady Grove Lot 8 LLC
2200 Pennsylvania Ave NW Suite 200W Washington DC 20037 (c/o CJ Overly) coverly@bxp.com

Architect: Design Collective 100 East Pratt Street, 18th Floor Baltimore MD 21202 sgeczi@designcollective.com
Gensler 2020 K Street NW Washington DC 20006 drew_napolitano@gensler.com

Engineer: VIKA MD 20251 Century Boulevard Suite 400 Germantown, MD 20874 goodman@vika.com

Attorney: Miles and Stockbridge 11 N Washington Street Suite 700 Rockville, MD 20850 swallace@milessstockbridge.com

Project Name: Shady Grove Innovation District

Project Description: Mixed use development with lab/office and multi-family residential

STAFF USE ONLY
Application Acceptance:
Application # STP2024-00492
Pre-Application #

Application Intake:
Date Received May 29, 2024
Reviewed by Fee: $13,407.00

TO BE COMPLETED BY APPLICANT:

Proposed Post Submission Area Meeting Date TBD

Location TBD

Level of review and project impact:

This information will be used to determine your project impact, per sec. 25.07.02 of the Zoning Ordinance for Project Plan and Site Plan applications only.

Tract Size 13.22 acres, # Dwelling Units 359 Total Square Footage of Non-Residential 145000

Residential Area Impact <10 %

Traffic/ Impact/trips Within Trip Cap for PJT2017-00007

Points/Elements	1	2	3	4	Points **
Tract size - Acres	1 or fewer	1.1 to 2.5	2.6 to 5	5.1 or greater	4
Dwelling Units	5 or fewer	6 to 50	51 to 150	151 or greater	4
Square Footage of Non-Residental Space	5,000 or fewer square feet	5,001 to 25,000 square feet	25,001 to 100,000 square feet	100,001 or greater square feet	4
Residential Area Impact	Up to 10% residential development in a residental zone within 1/4 mile of the project	Up to 50% of area within 1/4 mile of the project area is comprised of single-unit detached residental units	Up to 75% of area within 1/4 mile of the project area is comprised of single-unit detached residential units	Development is within single-unit detached unit area	1
Traffic Impact - Net new peak hour trips	Fewer than 30 trips	30-74 trips	75-149 trips	150 or more trips	Within Trip Cap for PJT2017-00007

Points Total*

The total of the points determine the level of notification and the approving authority.

****In calculating the level of review, where no dwelling units, no non-residential square footage or no increase in peak hour trips are proposed, and where there is no single unit residential development within ¼ mile, no points are assigned to those categories.**

BASED ON THE POINTS TOTAL YOUR PROJECT WILL BE:

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

Proposed Development:

Retail _____ Sq. Footage

Office 145000 Sq. Footage

Restaurant _____ Sq. Footage

Other _____ Sq. Footage

Detached Unit _____

Duplex _____

Townhouse _____

Attached _____

Multi-Family 314

MPDU Units 45

Parking Spaces 1071

Handicapped _____

Live-work _____

Bicycle Parking: # Long Term 150 # Short Term 16 Total # Provided 166

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

Project Description/Scope of Work Mixed use development with lab/office and multi-family residential

Previous Approvals: (if any)

Application Number	Date	Action Taken
FTP2016-00013	05/12/2022	APPROVED
PJT2017-00007	04/29/2019	APPROVED

A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner.
I hereby certify that I have the authority to make this application, that the application is complete and correct and that I have read and understand all procedures for filing this application.

DocuSigned by:
4B1410E66628428...

5/24/2024

Please sign and date

See Checklist on following pages. Once fully complete, please submit this application form, associated plans and supporting documents to cpds@rockvillemd.gov. All documents must be provided in electronic pdf format.

Application Checklist

All items are required unless otherwise noted. If you believe that at item should not apply to your project, please email cpds@rockvillemd.gov to schedule a pre-submittal meeting. With the request, please provide a project description, any plans or exhibits available, and identify the checklist items you'd like to discuss. During the meeting, staff will evaluate each item with you and provide a determination on whether it can be waived. Following the meeting, staff will provide a summary of the meeting noting which items, if any, may be waived, which you should include with your application.

A) Checklist Worksheet (any items checked must be provided with the application package)

Comprehensive Transportation Review & Scoping Intake Form

☑ Scoping Intake Form is required for all development applications; complete and continue to next question

The amount of trips associated with the development application will determine the Transportation Report needed. If you have questions on the CTR and/or Scoping Intake Form, please contact Traffic & Transportation staff at transportationinquiry@rockvillemd.gov or 240-314-8500.

Water and Sewer Authorization

Does the project utilize City water and sewer service and involve any change that affects the connection or capacity, such as for a new use, change of use, or increase in development density?

☑ Yes – Water and Sewer Authorization is required

☐ No – Water and Sewer Authorization is not required

☐ No – Service provider is Washington Suburban Service Commission (WSSC)

Stormwater Management

Does the project involve any of the following?

- Total disturbed area is 5,000 square feet or greater
- Amount of new or replaced impervious area is 250 square feet or greater
- Requires Federal or State authorization for alteration of any floodplain, City waterway, stream buffer, wetlands or wetlands buffer

☑ Yes – stormwater management permit is required

☐ No – stormwater management permit is not required

Sediment Control Permit

Does the project involve any of the following?

- Total disturbed area is 5,000 square feet or greater
- Grading is 100 cubic yards or greater
- Land disturbing activity within a stream buffer
- Construction of a new single-unit detached dwelling, townhouse, or semi-detached dwelling unit

☑ Yes – sediment control permit is required

☐ No – sediment control permit is not required

If you have question on the Water & Sewer, Stormwater Management or Sediment Control Permits requirements, please contact DPW staff at pw@rockvillemd.gov or 240-314-8500.

Natural Resources Inventory/Forest Stand Delineation (NRI/FSD)
If the project requires a covered permit or approval, the applicant shall submit a Forest Stand Delineation as part of, or in connection with, the application (notwithstanding applicable exemptions in Chapter 10.5).

Covered approval means approval of a subdivision (preliminary or final), site plan or project plan or amendment thereto, or of an amendment to a planned development, as defined herein.

Covered permit means a sediment control permit issued by the City. A sediment control permit (see above) is required by chapter 19 before any grading can be performed.

☑ Yes – NRI is required
☐ No – NRI is not required

Forest Conservation Plan (FCP)
If the project requires a covered permit or approval (see above), the applicant shall submit a Forest Conservation Plan as part of, or in connection with, the application (notwithstanding applicable exemptions in Chapter 10.5).

☑ Yes – FCP is required
☐ No – FCP is not required

If you have questions on requirements for an NRI/FSD or FCP, please contact Forestry staff: Shayda Musavi (smusavi@rockvillemd.gov) or Shaun Ryan (sryan@rockvillemd.gov)

Historic District Commission (HDC) Action
Are any buildings proposed to be demolished?

☑ Yes – HDC review is required prior to demolition approval. Contact Sheila Bashiri, Preservation Planner at history@rockvillemd.gov for more information
☐ No – No HDC review is required

B) Supporting Materials

☑ Project narrative to include a statement of justification that addresses compliance with:

- Comprehensive Master Plan and other applicable city plans
- Required findings of Section 25.07.01.a.3. and the applicable zoning development standards such as:
  - Sec. 25.10.05 (Single Unit Residential)
  - Sec. 25.11.04 (Residential Medium Density)
  - Sec. 25.12.04 (Industrial)
  - Sec. 25.13.05 (Mixed-Use)
- Landscaping, Screening and Lighting Manual (Resolution No. 1409)
- Adequate Public Facilities (Section 25.20)
- Parking and Loading (Section 25.16)
- Signs (Section 25.18)
- Public Use Space (Section 25.17.01)
- Green Building Regulations (Chapter 5 of the City Code: Building & Building Regulations, Article XIV)
- Publicly Accessible Art in Private Development (Chapter 4 of City Code, Article IV)
- Moderately Priced Housing Units (MPDU) (if applicable; Chapter 13.5 of City Code)

- ☑ Copy of approved Natural Resource Inventory (NRI)/Forest Stand Delineation (FSD)
- ☑ Copy of approved Pre-Application Stormwater Management Concept Letter (if applicable)
- ☐ Letter of Authorization (If Applicant is different from owner)

C) Plans

☑ A detailed site development plan prepared and certified by a professional engineer including:

a. **Required Plan Sheets for Approval**

1. Site Plan sheet, showing the following:
   - i. Development Use Table (zoning, parking requirements, use, open space requirements)
   - ii. Existing Conditions/Previously Approved Plan
   - iii. Easement Exhibit with plat references
   - iv. Topography
   - v. Streets, sidewalks, bicycle lanes, and other transportation improvements (on-site and right-of-way, including description and widths)
   - vi. Property lines, adjacent property owners, and legal descriptions
   - vii. Building Footprints with entry grades and locations
   - viii. Parking and loading location and dimensions
   - ix. Driveways, drive aisles, and dimensions
   - x. Setbacks, screening and buffering
   - xi. Moderately Priced Dwelling Unit (MPDU) locations (If proposing 50 or more residential units)
   - xii. Water, sewer and storm drain utilities
   - xiii. Stormwater facilities
   - xiv. Clearly defined Limit of Disturbance (LOD)

b. Additional Plan Sheets & Exhibits (Applicable by Project)

1. Fire protection site plan (required for applications that include construction of or modification to roadways and building access)
2. Landscape and lighting plans
3. Public Use Space, Parks and open space
4. Phasing plan
5. Preliminary building elevations and floor plans
6. On-site vehicle and pedestrian circulation plan with truck turning templates
7. Private pavement marking and signage plan
8. Impervious area exhibit
9. Other exhibits as necessary to show compliance with the items in the project

narrative

Once fully complete, please submit this application form, associated plans and supporting documents to cpds@rockvillemd.gov. All documents must be provided in electronic pdf format.

Site Plan Application Review Timeframes*

Application	1st Review	1st Resubmission	2nd Resubmission & Subsequent	Resubmittal Deadline for Hearing*
Level I Site Plan	**4 Weeks**	**3 Weeks**	**2 Weeks**	**N/A**
Signature Set	2 Weeks	1 Week	1 Week	N/A
Level II Site Plan	**6 Weeks**	**4 Weeks**	**3 Weeks**	**7 weeks**
Signature Set	2 Weeks	2 Weeks	1 Week	N/A

*The noted reviews above are general timeframes for review and are dependent on numerous factors such as staff receiving complete submittals, the applicant providing all necessary associated applications and the applicant fully addressing all comments. Specific applications reviews may differ from the timeframes shown here. Signature Set plans are final site plan sets which will be stamped approved and are normally provided once all initial reviews have been completed.

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Preparing your Application

To further assist in providing complete and adequate application submissions, please see below for additional guidance in preparing your application. If you have any questions, please contact cpds@rockvillemd.gov. The application must be fully completed as presented. Any deficiencies in the application may be returned by staff for updates upon review.

Combined PDF Plan Documents
Plan sets which include multiple sheets must be provided in a single combined pdf rather than submitting each plan sheet individually. For example, if a Site Plan includes three plan sheets, the three sheets must be combined and submitted as a single Site Plan file pdf.

Site Plan Cover Sheet
All site plan documents must include a cover sheet with a sheet index identifying the included plan sheets.

Example:

SHEET INDEX

SP-1	LEVEL 2 SITE PLAN COVER SHEET
SP-2	LEVEL 2 EXISTING SITE PLAN
SP-3	LEVEL 2 SITE PLAN
SP-4	LEVEL 2 OPEN SPACE SITE PLAN
SP-5	LEVEL 2 BUS CIRCULATION PLAN
SP-6	FIRE DEPARTMENT ACCESS PLAN

Reduce File Size
To allow for efficient transmission and review of plans, all plan documents must be reduced in file size to the maximum extent possible.

No Electronic Signatures
All Electronic Signatures and security restrictions must be removed from plan submission documents in order to allow for efficient processing and review of documents. Please check your documents settings to ensure security restrictions are removed prior to submittal.

File Naming Convention

Application Documents must follow the following naming convention: [**street number** [add a space] **[street name with abbreviated suffix** (i.e Ave not Avenue)] [**application type** (i.e STP, PJT, PAM, etc.)] [add a space] [**document type** (site plan, landscape plan, etc.)] [add a space] [**revision]** (where applicable) [add a space] [**number of the revision]** (where applicable)

Example: 111 Maryland Ave PJT Site Plan Rev 1

Acknowledgement
As the applicant, I hereby acknowledge the above items in preparation of this application.

Signature of applicant: DocuSigned by: 4B1418E00828420... _____

Date 5/24/2024 _____

DocuSign Envelope ID: CFF0CE80-AED0-4A32-AF92-60D068A5C774

City of Rockville
Get Into It

Inspection Services Division

FIRE PROTECTION SITE PLAN

The Fire Protection site plan shall be an accurate, to-scale representation of all structures on the project site, including pools, retaining walls, and fences. This site plan shall be separate from other submitted plans and shall include:

- ☑ **Project name, address, property lines, and grade lines.**
- ☑ **Name(s) for all roadways on/or immediately adjacent to the project area.**
- ☑ **Proposed Fire Lanes.**
- ☑ **Drawn to scale with compass (North Arrow) graphic representation.**
- ☑ **Legend identifying all symbols.**
- ☑ **Fire Department Access Box Location.**
- ☐ **Water Supply (Fire Flow Calculations).**

Building Code Summary Requirements

- ☐ **Use Group –** Use Group per International Building Code (IBC)
- ☐ **Construction Type** – Type of construction per the International Building Code (IBC)
- ☐ **Fire Protection Systems –** Provide a summary of Fire Protection Systems that will be installed.
- ☐ **Height Calculations** – Provide calculations for allowable height per IBC. The designed height of the proposed building(s) shall be shown on the Fire Protection Site Plan.
- ☐ **Area Calculations** – Provide allowable area calculations per IBC. The designed area of the proposed building(s) shall be shown on the Fire Protection Site Plan.
- ☐ **Frontage Perimeter –** If frontage is used for an area increase, all portions of the building(s) exterior, including width, used in the frontage increase calculation, must be indicated on the fire protection site plan. Overhead obstructions to fire department operations (e.g., power lines and trees) should be minimized within the 20' open area used for frontage calculations.

Fire Department Access Summary Requirements

- ☐ **Fire Department Access Roads** - Fire department access roads shall consist of roadways (where speeds do not exceed 35 mph), fire lanes, parking lot lanes, or a combination thereof. The fire department access road shall extend to within 50 ft of at least one exterior door that can be opened from the outside and provides access to the interior of the building. Sprinklered one- or two-family dwellings or townhouses are permitted within 150 ft of the fire department access road(s).
- ☐ **20'-0 width –** Fire department access roads shall have an unobstructed width of 20 ft.
- ☐ **16'-0 height** – For portions of the fire department access road with overhead obstructions, provide callouts with the obstruction's height measured from the driving surface
- ☐ **Exterior Perimeter Access** – Any portion of the building(s) or any portion of the exterior wall of the first story of the building(s) shall be no further from a fire department access road(s) than the distances indicated below. Distances shall be measured from the fire department access road along the path walked by fire department personnel.
  - **Non-sprinklered Building –** Not more than 150 ft
  - **Sprinklered Building –** Not more than 450 ft
- ☐ **Surface** – Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. Materials and systems other than asphalt or concrete will require additional information subject to approval by Permit and Inspection Services.

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- ☑ **Curb Cuts –** Fire Department Access Roads connecting to roadways shall be provided with curb cuts extending at least 2' beyond each edge of the fire department access road.
- ☑ **Turning Radii** - Turning radii for the fire department access road shall comply with the following:
  (1) The minimum interior turning radius for a fire department access road is 25 ft
  (2) The minimum exterior turning radius for a fire department access road is 50 ft
  (3) Performance-based approval of alternative turning radii may be permitted if apparatus movement into opposing lanes of traffic is minimized and an unrestricted fire department access road is maintained.
- ☑ **Multiple Access Roads** – More than one fire department access road shall be provided if access by a single access road could be impaired by vehicle congestion, condition of the terrain, climatic conditions, or other factors. Inspection Services shall make the final determination for the necessity of additional Fire department Access Roads.
- ☑ **Turnarounds** – All Fire Department Access Roads in excess of 150' must be provided with an approved means for fire department apparatus to turn around. Cul-de-sacs used to provide a dead-end apparatus turnaround shall not be less than 90 ft in diameter at the closed end. ref. COR, 18.2.3.5.3.1.
  - Hammerhead or T-turnarounds used to provide a dead-end apparatus turnaround shall have legs not less than 60 ft long and all portions of the hammerhead or T-turnaround not less than 20 ft wide. ref. COR, 18.2.3.5.3.2.
- ☐ **Obstructions to Fire Department Access –** Fire Protection Site Plan shall indicate gates, bollards, or other obstructions to Fire Department Access on the roads. If these obstructions are designed to permit Fire Department Access, information regarding the access method shall be provided.
- ☑ **Marking** – Provide any proposed signage about the Fire Department Access and Fire Lanes.
- ☑ **Fire Hydrants –** Show the location of all fire hydrants on the project site. Fire hydrants shall be spaced not greater than 300 ft from all exterior points of the structure where the fire hose would lay on the ground and within 400 ft from any dead-ends in a fire department access road. ref. COR, 18.5.1.7.
  - Fire hydrant spacing may be increased to 500 ft for structures protected throughout by an approved automatic sprinkler system, in accordance with Section 9.7 of NFPA 101, Life Safety Code, 2018 Edition. ref. COR, 18.5.1.7.1.
- ☑ **Fire Department Connection** – The location of the Fire Department Connection (FDC or Siamese connection) should be shown if the location of the FDC is known or anticipated. A fire hydrant is required to be within 100' of the FDC.
- ☑ **Fire Flow Data –** Provide calculations showing the required fire flows, per NFPA 1, Section 18.4. and documentation providing the anticipated fire flow on-site.

Means of Egress Summary Requirements

- ☐ **Exit Termination –** Show all exit points on the building(s), providing emergency egress for building occupants.
- ☐ **Exit Discharge** – Beginning at the exterior of the building(s), provide the following information for the exit discharge.
- ☐ **Width** - The width of the walking surface shall be indicated and shall not reduce to less than is required based upon the occupant load.
- ☐ **Surface –** Walking surface materials must be stable, level, slip-resistant, and free of tripping hazards.
- ☐ **Path to a Public Way –**Provide the path of exit discharge from the exterior of the building(s) to a public way.
- ☐ **Special Provisions** – Provide special egressing arrangements (e.g., discharging into a secured, outside enclosure or courtyard) for consideration by the Inspection Services Division.

Reference Codes: International Building Code, NFPA 1, *Fire Code*, NFPA 101, *Life Safety Code*, and City of Rockville Building and Fire Codes should be used in developing the Fire Protection Site Plan.

Community Planning & Development Services
Received
May 29, 2024

City of Rockville

Comprehensive Transportation Review
SCOPING INTAKE FORM

Project Name:	Shady Grove Innovation District Applicant: Boston Properties	
Permit No. (if available):		
Subject Property Address:	15934 Shady Grove Road & 4 Choke Cherry Road Rockville, Md	
Contact Person:	William L. Zeid, P.E.	
Contact Phone Number:	Phone: Desk: 202.296.8626 ext 245 Cell: 571.466.6605	
Contact Email Address:	william.zeid@goroveslade.com	
Proposed Land Use Density:	**Use**	**Square Footage/ Dwelling Units**
	Approved Use:	Mixed Use Approved Under PJT2017-00007 136 townhomes approved with STP2020-00393
	Trip Cap Established with PJT2017-00007	Phase 1: 644 AM / 1327 PM / 1042 SAT Total: 1451 AM / 2674 PM / 2083 SAT
	Proposed Uses: (In addition to STP2020-00393 approved 136 townhomes)	145,000 SF of R&D / Life Sciences Space 360 Multi-Family Apartments (mid-rise)

Trip Generation

"Total" represents the trips generated by the current application combined with STP2020-00393. "vs Phase 1 Cap" compares the Total Trips to the approved limit for Phase 1 under PJT2017-00007.

Vehicle Trip Generation

Peak Period	IN		OUT		TOTAL	
	Total	vs Phase 1 Cap	Total	vs Phase 1 Cap	Total	vs Phase 1 Cap
AM	176	Net: -97	190	Net: -181	**366**	**Net: -278**
PM	156	Net: -109	210	Net: -852	**366**	**Net: -961**
SAT	132	Net: 53	134	Net: -829	**266**	**Net: -776**

Proposed Study Area (Boundaries and Intersections)	The current site plan application and approved STP2020-00393 combined generate fewer trips than are approved for Phase 1 under PJT2017-00007. Therefore, a full CTR with vehicular analyses is not required. Only a limited CTR with on-site assessment is required for this application.
Proposed Access Points:	The residential building will have a driveway for vehicular and loading access on Progress Street (Street D) which connects to Shady Grove Road to the north and the new Discovery Street (Street C) to the south. Discovery Street will be constructed between Choke Cherry Road and Gaither Road. A private commercial driveway will connect to Discovery Street west of Gaither Road to service pick-up/drop-off area for the new R&D building as well as vehicular access to the new garage. An additional commercial driveway connecting to the new garage will be provided from Shady Grove Road via a right-in/right-out access condition. A right-in/right-out only loading-only access driveway will be provided on Gaither Road.
Projected Horizon (Build Out) Date:	Following approval of the application, the building is proposed to be occupied within 2-3 years.
Statement of Operations	This application includes construction of a new R&D building providing up to 145,000 SF of floor area, a new standalone parking garage to serve the R&D uses, and a new 360-unit residential building with structured parking. This site plan is proceeding under the approved PJT2017-00007 with a shift in use mix, as allowed under that approval, for the subject areas included on the current plan. The trip generation, combined with approved STP2020-00393 (townhomes) will not exceed the threshold set for Phase 1 under PJT2017-00007. Therefore, the subject application will not trigger Phase 2 transportation improvement requirements. The plan does include necessary ROW dedication and/or allocation along Choke Cherry Road, Shady Grove Road and Gaither Road to accomodate Phase 1 and Phase 2 transportation requirements. Details of the proposed plan will be discussed in the limited CTR on-site assessment.

Attachments: (I) Excerpt from PJT2017-00007 (II) Trip Generation Scorecard

vehicles by 20% for proposed new office uses at full build-out (Phase One and Phase Two combined) and must include appropriate peak hour trip reduction strategies to be fully funded and implemented by Applicant.

25. The transportation impact of the Application has been evaluated in two phases. Phase One will be limited to generate no more than 644 (273+371) AM, 1,327 (265+1062) PM, and 1,042 (79+963) Saturday peak hour trips. This level of development is based upon 183,798 square feet of existing office space to remain plus 70,000 square feet of commercial retail, 220 multi-family units, and 120 single-family attached dwelling units. Phase Two is defined as development beyond Phase One.

26. The total development on the proposed site at build-out (Phase One and Phase Two combined) can generate no more than 1,451 AM, 2674 PM, and 2,083 Saturday peak hour trips. This level of commercial development is based upon 220,000 square feet of office development, 170,000 square feet commercial retail, hotel(s) with up to 240 rooms, 1,336 multi-family units, and 330 single-family attached dwelling units.

27. Applicant may make changes in the mix of uses within each phase of development without analyzing the traffic impact, as long as the above trip cap for each respective phase is not exceeded.

28. Prior to the issuance of the first building permit for a building within the Property, Applicant must revise the plan to show a total dedication of 60 feet from the existing center line along the entire Property's frontage with Shady Grove Road, with an additional 15-foot wide public access easement for the construction of a shared-use path in this portion of the Property, with all other rights retained by Applicant. This is needed to accommodate the future upgrading of Shady Grove Road to a Major Highway, as recommended by the approved M-NCPPC Master

Attachment 17.a: Shady Grove Neighborhood Center Project Resolution of Approval (2504 : Possible Adoption of a Resolution for the Shady

Community Planning & Development Services
Received
May 29, 2024

Attachment II: Trip Scorecard

Trip Generation Scorecard 5/14/2024

Shady Grove Innovation District

Note: Setting used for trip generation is General Urban/Suburban

Base trip generation using ITEs' *Trip Generation* 11th Edition

Land Use	Land Use Code	Quantity (x)	AM Peak Hour			PM Peak Hour			Saturday Peak Hour		
			In	Out	Total	In	Out	Total	In	Out	Total
Approved: STP2020-00393: Phase 1 Site Plan Approval for 136 Townhomes											
Townhomes	215	136 du	16 veh/hr	49 veh/hr	65 veh/hr	46 veh/hr	32 veh/hr	78 veh/hr	41 veh/hr	45 veh/hr	86 veh/hr
		Calculation Details:	*25%*	*75%*	*=0.52X/1000-5.7*	*59%*	*41%*	*=0.6X/1000-3.93*	*48%*	*52%*	*Ln(T)=0.82Ln(X)+0.43*
Proposed: Current Site Plan Application											
Multi-Family Residential	221	360 du	34 veh/hr	113 veh/hr	147 veh/hr	86 veh/hr	55 veh/hr	141 veh/hr	73 veh/hr	72 veh/hr	145 veh/hr
		Calculation Details:	*23%*	*77%*	*=0.44X/1000-11.61*	*61%*	*39%*	*=0.39X+0.34*	*51%*	*49%*	*Ln(T)=1Ln(X)-0.91*
Research and Development	760	145,000 sf	126 veh/hr	28 veh/hr	154 veh/hr	24 veh/hr	123 veh/hr	147 veh/hr	18 veh/hr	17 veh/hr	35 veh/hr
		Calculation Details:	*82%*	*18%*	*=0.89(X/1000)+24.54*	*16%*	*84%*	*=0.84(X/1000)+25.08*	*Assumed 50%*	*Assumed 50%*	*=0.24(X/1000)*
Current Application Subtotal			160 veh/hr	141 veh/hr	301 veh/hr	110 veh/hr	178 veh/hr	288 veh/hr	91 veh/hr	89 veh/hr	180 veh/hr
Total Trips Used			**176 veh/hr**	**190 veh/hr**	**366 veh/hr**	**156 veh/hr**	**210 veh/hr**	**366 veh/hr**	**132 veh/hr**	**134 veh/hr**	**266 veh/hr**

Phase 1 Approved Trip Cap: From Condition 25 of PJT2017-00007			**AM Peak Hour**			**PM Peak Hour**			**Sat Peak Hour**
Allowed Mixed Use Trip Cap to Remain Within Phase 1 of Project Plan Approval			644 veh/hr			1327 veh/hr			1042 veh/hr
Remaining Phase 1 Trips:			**278 veh/hr**			**961 veh/hr**			**776 veh/hr**

Phase 2 Approved Trip Cap (Includes Phase 1 Trips): From Condition 26 of PJT2017-00007			**AM Peak Hour**			**PM Peak Hour**			**Sat Peak Hour**
Allowed Mixed Use Trip Cap to Remain Within Project Plan Approval			1451 veh/hr			2674 veh/hr			2083 veh/hr
Remaining Project Plan Approved Total Trips:			**1085 veh/hr**			**2308 veh/hr**			**1817 veh/hr**

Community Planning & Development Services
Received
May 29, 2024

MILES & STOCKBRIDGE P.C.

Scott C. Wallace
swallace@milesstockbridge.com
301.517.4813

May 20, 2025

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

Re: Shady Grove Innovation District – Application for Level 2 Site Plan Approval – Redevelopment of 15815 and 15825 Shady Grove Road

Dear Mr. Wasilak:

BXP, owner and applicant (the "Applicant" or "BXP") is filing this Project Narrative and Statement of Justification pursuant to Sections 25.07.02 and 25.07.05 of Chapter 25 of the City of Rockville Code of Ordinances (the "Zoning Ordinance") for Level 2 Site Plan application ("Application") to replace vacant, obsolete office buildings located at 15815 and 15825 Shady Grove Road with an approximately 360-unit multi-family building with integrated structured parking, an approximately 145,000 square-foot (SF) lab building with a stand-alone structured parking garage, and associated public and private amenities (the "Phase II Site Plan" or "Site Plan"). As discussed in greater detail below, the Phase II Site Plan is the second site plan that implements Project Plan PJT2017-0007 (Shady Grove Neighborhood Center) approved by the Mayor and City Council on April 29, 2019.

Background

The property covered by the Phase II Site Plan (the "Subject Property") is a 6.11-acre portion of an approximately 31.1-acre site zoned MXE (Mixed Use Employment) (the "Overall Site"). The Overall Site is currently subdivided into four existing lots (Lot 5, Lot 6, Lot 7, Lot 8, Danac Technological Park subdivision) that are improved with seven office buildings (2 Choke Cherry Road, 15815 and 15825 Shady Grove Road, and 2092, 2094, 2096, and 2098 Gaither Road), and associated surface parking and site infrastructure.

The Subject Property within the Overall Site is comprised of Lot 5 and portions of Lot 7 and Lot 8 and is identified as the "Commercial Phase" in the Plans included in the Application.[1]. The Subject Property is improved with the approximately 88,500-SF 15815 Shady Grove Road office building and the approximately 54,900-SF 15825 Shady Grove Road office building, as well as surface parking facilities and drive aisles. The Subject Property is bounded by Choke Cherry Road to the south, Shady Grove Road to the west and Gaither Road to the north, and the balance of the Overall Site to the east. Most of the Subject Property contains impervious surfaces.

Prior Approvals

Project Plan PJT2017-0007

On April 29, 2019, the Mayor and City Council adopted Resolution No. 7B-19 (the "Resolution") approving Project Plan PJT2017-0007 for the Overall Site (the "Project Plan"). The Project Plan allows the redevelopment of the Overall Site with up to 1,336 multi-unit dwellings, up to 330 townhouses, up to 397,000 square feet of office, hotel, or institutional uses, and up to 170,000 square feet of retail uses. The Resolution provides that the Project Plan is valid for 20 years from the date of approval. *See* Resolution, Condition 3.

The Resolution approved the Project Plan subject to thirty-nine (39) enumerated conditions, the following of which are relevant to the Phase II Site Plan:[2]

Development Phasing

The Resolution provides that the approved development be phased in a manner consistent with the phasing plan approved as part of the Project Plan and associated footnotes thereto (attached to the Resolution as Exhibit B, the "Phasing Plan"), while noting phasing boundaries and sequencing may change. *See* Resolution, Condition 4. Relevant to the Phase II Site Plan, the Property includes the portions of Phase A and Phase B as identified on the Phasing Plan for multi-family and non-residential development. The Phasing Plan illustrates up to 567,000 SF of non-residential uses (all of the approved non-residential density) and up to 1024 multi-family residential units on the areas that include the Subject Property.

The Project Plan's impact on transportation facilities was evaluated in two phases, with Phase One permitted to generate a maximum of 644 AM, 1,327 PM, and 1,042 Saturday peak

[1] The Subject Property is separated by a portion of the Overall Site that will be developed in a future phase as indicated on the Application plans.

[2] Attached as Attachment "1" to this letter is a matrix showing how the Application complies with all applicable conditions of the Resolution.

hour trips based on 183,798 square feet of existing office space to remain, 70,000 square feet of commercial retail, 220 multi-family units, and 120 single-family attached dwelling units. *See* Resolution, Condition 25. Changes to the phased development program is permitted, so long the trip caps are not exceeded. *See* Resolution, Condition 27.

The Resolution also states that Applicant must comply with all conditions of the Washington Suburban Sanitary Commission ("WSSC")'s Hydraulic Planning Analysis ("HPA") dated March 18, 2019 and mitigate any sewer service deficiencies identified as a condition of any affected phased site plan, unless the HPA is amended and/or an alternative to convey some or all of the flow to the City's sewer lines is agreed upon by the City and WSSC. *See* Resolution, Condition 18.

The City Department of Public Works staff and the WSSC have made a preliminary finding that adequate sewer capacity exists to serve the Property. The Final HPA and service agreement will be executed by the parties prior to approval of the Site Plan.

Forestry and Trees

The Resolution incorporates the City's April 24, 2019 letter approving, with conditions, the Project Plan's preliminary forest conservation plan (the "PFCP Letter") regarding, among other things, afforestation, significant tree replacement, and minimum tree cover. *See* Resolution, Condition 5. Both the Resolution and the PFCP Letter approve a fee-in-lieu payment equal up to 2.29 acres (or up to 49%) of the 4.67-acre afforestation requirement.[3] *See* Resolution, Condition 5a; PFCP Letter, pg. 2.

The Resolution and the PFCP Letter also identify a 172 significant replacement tree requirement, with a fee-in-lieu payment for up to 60 significant replacement trees, resulting in a requirement to plant a minimum of 112 significant replacement trees on site.[4] *See* Resolution, Condition 5b; PFCP Letter, pgs. 3-4.

With respect to minimum tree cover, the Resolution and the PFCP Letter 1) note the 15% requirement within the MXE zone may be reduced to 10% of the net tract area, with dedication

[3] Per the PFCP Letter, the fee-in-lieu for afforestation may be paid in installments during the build out of the Project Plan, with each installment 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." *See* PFCP Letter, pg. 2.

[4] Similar to afforestation, the PFCP Letter allows the fee-in-lieu for significant tree replacement may be paid in installments during the build out of the Project Plan, with each installment 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." *See* PFCP Letter, pg. 4.

of 5% of the net tract area as useable public parkland; and 2) allow Applicant to satisfy these requirements by providing 3.11 acres of tree cover, as well as dedicating 1.02 acres of open space around the regional stormwater management pond and 0.57 acres (excluding a retail building) for a central green shown on the Project Plan.[5] *See* Resolution, Condition 5c; PFCP Letter, pg. 3. The PFCP Letter provides that a usable park space exhibit must include certain information and be approved by the Director of Parks and Recreation prior to the approval of the first site plan and associated Final Forest Conservation Plan. *See* PFCP Letter, pg. 3.

Both the Resolution and the PFCP Letter also allow for the removal of nine (9) specimen trees located on the Overall Site. *See* Resolution, Condition 5d; PFCP Letter, pg. 4. Additionally, any street trees removed within the City's right-of-way must be replaced on a 1:1 basis. *See* PFCP Letter, pg. 4.

Historic Evaluation

The Resolution provides that prior to any site plan submission proposing removal of an existing office building, Applicant must provide a report to the Chief of Zoning containing an architectural and historical evaluation of the existing buildings based on the criteria for historic designation from the City's Zoning Ordinance. *See* Resolution, Condition 7.

Public Works

The Resolution also conditions approval of the Project Plan on dedicating the rights-of-way and easements for Streets A, B, C and D to public use, as reflected on a final record plat. Street C, now Discovery Street, and Street D, now Progress Street, are partially located on the Phase II Property. With respect to Street C (Discovery Street), the Resolution affirms the City Manager's approval of a waiver to reduce the sidewalk width to 6 feet on Street C's south side. *See* Resolution, Conditions 9 & 11. All street sections must comply with the roadway cross section exhibit incorporated in the Resolution, with any deviation to be approved by the Director of Public Works at the time of site plan. *See* Resolution, Condition 11. Applicant is also required to dedicate right-of-way for the portions of the Property that front Discovery Street, Progress Street, Choke Cherry Road and Gaither Road in accordance with the roadway cross section exhibit incorporated in the Resolution. *See* Resolution, Condition 10.

In recognition that the Project Plan would be implemented in multiple site plans, the Resolution acknowledges that some proposed roads will have temporary conditions. As a result,

[5] The regional pond and central green will be dedicated as part of the Phase I Site Plan, discussed below. Resolution states that the 5% dedication area qualifies as open area and public use space within the open area development requirements of the MXE zone. Plantings within the dedication areas may also be used to satisfy afforestation and minimum tree cover requirements, with plantings approved by the City Forester. *See* PCFP Letter, pg. 3.

the Resolution includes a condition requiring Applicant to submit a plan for approval by the Director of Public Works demonstrating how roads will terminate when an entire road is not proposed to be constructed within a single site plan. *See* Resolution, Condition 21. Similarly, the Resolution requires Applicant to submit a phasing plan with each site plan for vehicular access, pedestrian access, construction access, staging and parking for Department of Public Works approval showing how the remaining surface parking lots and existing uses on the Overall Site will be integrated with new development. *See* Resolution, Condition 22. As part of each respective site plan, the Resolution requires Applicant to design and construct the phased improvements and have such improvements opened to traffic prior to issuance of any occupancy permits for any part of the development contained within that site plan. *See* Resolution, Condition 35.

Phase I Site Plan

The Phase I Site Plan was approved by the Planning Commission on April 10, 2020 for the development 136 townhouses including 17 Moderately Priced Dwelling Units ("MPDUs"), a regional stormwater management pond, public park land, and other associated amenities on approximately 11.28 acres of the Overall Site (the "Phase I Property"). The Phase I Property is adjacent to the southeastern part of the Phase II Property on the east side of Discovery Street. To date, construction of the approved development on the Phase I Property has not commenced, although the owner of the Phase I Property is actively pursuing final engineering and building permit approvals with the City.

Phase II Site Plan

The Project

As shown on the Site Plan submitted with the Application, the Project proposes development of: (i) 360-unit multi-family building with integrated structured parking and (ii) an approximately 145,000-SF life science building with parking in a stand-alone garage. The Project embodies the principals of good urban planning by locating the proposed buildings close to the streets on which the Project fronts. Lining the streets with buildings creates an active and inviting streetscape that encourages walking and biking. Further street activation will be provided through the Project's open spaces and an enhanced bus stop located at the corner of Choke Cherry Road and Shady Grove Road.

The Project fits within the heights and densities allowed in the MXE Zone. The multi-family building will have a maximum height of approximately 85 feet and the life sciences building will have a maximum height of approximately 97 feet.

The Project provides setbacks from the property lines that meet or exceed City requirements as shown on the plans included with this Application. No setbacks are required from any of the external or internal roads and, therefore, the multi-family and the life-sciences buildings have been located close to their respective street frontages.

As shown on the Open Area and Public Use Space Plan included in this Application, the Project provides 21.6% of the net site area as open area and 3.3% of the net site area as public use space. The open area and public use space requirements as set forth in the Project Plan approval will be met for the Overall Site at the time of build-out. A cumulative tabulation showing each area and public use space calculations for the Phase I and Phase II Site Plans is included on Sheet SP-1 of the Site Plan. In addition, as noted above, the Project includes a plaza adjacent to the bus stop to be located at the corner of Shady Grove Road and Choke Cherry Road.

Vehicular, pedestrian, and bicycle access to the Project will be via new public streets off of Shady Grove Road, Gaither Road and Choke Cherry Road. These streets will connect to portions of the street grid for the SGID shown in the Phase I Site Plan.

The Project is providing a 10' shared use path along a portion of Shady Grove Road to meet the County's Bicycle Master Plan. Along Choke Cherry Road, the City's Bikeway Master Plan calls for a shared use path on the west side of the road, which is existing. The Project includes reconstructing a portion of the sidewalk along the Choke Cherry Road frontage to a minimum of 8' in width to meet the City's required sidewalk width for a Business District 1 roadway.

In addition to providing safe and efficient vehicular, pedestrian, and bicycle access, the Project also includes an enhanced bus stop at the corner of Shady Grove Road and Choke Cherry Road. This bus stop is intended to serve the bus rapid transit (BRT) line planned to run along Shady Grove Road. The bus stop will include hardscape and landscape features designed to make the area surrounding the bus stop active and inviting, thereby encouraging bus ridership.

Compliance with Required Findings

Under 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 (such as the Phase II Site 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;

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 following discussion demonstrates how the Phase II Site Plan satisfies the applicable conditions of requirements of the Project Plan, as well the above three findings.

The Phase II Site Plan Complies With the Applicable Conditions and Requirements of the Project Plan

The materials submitted with this application, together with the discussion below and the matrix attached as Attachment "1" demonstrate how Applicant's Phase II Site Plan satisfies the applicable conditions from the Resolution.

The Phase II Site Plan adheres to the relevant conditions and requirements of the Resolution approving the Project Plan. The development proposed in the Phase II Site Plan is designed in a manner consistent with the Project Plan and in conformance with the illustrative phasing plan incorporated in the Resolution, which allows up to 567,000 SF of non-residential (office and/or hotel) and up to 1,024 multi-family dwelling units in the portions of Phases A and B that comprise the Phase II Property. *See* Resolution, Conditions 2 & 4, Exhibit B. Furthermore, as shown in the Trip Comparison Summary memorandum prepared by Applicant's traffic engineer submitted with this application, the Phase II Site Plan, in combination with the development approved in the Phase I Site Plan, will generate peak trips within the Phase I trip cap established in the Resolution. *See* Resolution, Condition 25.

With regard to compliance with the Resolution and the PFCP Letter, the materials submitted with the Phase II Site Plan (8.86 acres) demonstrate that the Project includes 0.74 acres of the overall 2.38-acre on-site afforestation requirement and 32 trees of the overall 112 on-site significant tree replacement requirement from the Preliminary Forest Conservation Plan, with the balance to be provided in future phased site plans. These materials also show that the Project provides fee-in-lieu for 0.59 acres of the overall 2.29-acre fee-in-lieu of afforestation, as well as fee-in-lieu for 46 significant tree replacement of the overall 89 fee-in-lieu of significant tree replacement. Additional fee-in-lieu of afforestation and significant tree replacement was provided in the Phase I Site Plan approval and the balance of these afforestation requirements will be provided in future site plans. Consistent with the Resolution and the PFCP Letter, Applicant has included a usable park space exhibit for approval by the Director of Parks and Recreation prior to approval of the Phase II Site Plan and associated final forest conservation plan. As noted above, two central open space areas that will serve the development on the Overall Site, and the surrounding community, shown in the Project Plan the stormwater management pond is located on the Phase I Property and will be dedicated to the City as part of

the Phase I Site Plan. The central green is located outside the boundaries of the Phase II Site Plan and will be provided in a future phase. However, as shown on the Phase II Open Area Plans submitted with the Application, the Project includes several usable open areas, including the amenitized plaza in front of the multi-family building along Shady Grove Road. *See* Resolution, Condition 5c; PFCP Letter, pg. 3.

The Applicant requests approval to remove an additional tree at the corner of Shady Grove Road and Gaither Road which had been shown as retained on the PFCP. The removal of this tree is necessitated by significant changes in grading caused by the addition of the Bus Rapid Transit lane and the location of the proposed buildings along Shady Grove Road.

In accordance with the Resolution, Applicant has provided the Report to the City's Chief of Zoning with an architectural and historical evaluation of the Overall Site's existing office buildings, based on the criteria for historic designation under the Zoning Ordinance. *See* Resolution, Condition 7. The Report concludes that the existing office buildings at 15815 and 15825 Shady Grove Road, which as noted are proposed for demolition to allow construction of the Project, have insufficient historic, architectural, design, and landscape and/or integrity under the relevant criteria for historic designation. Report, pg. 15. This Report and its determinations were also accepted by the Planning Commission as part of the Phase I Site Plan approval.

Additionally, the Project includes the dedications of the rights-of-way and easements for the sections of Gaither Road, Progress Street (Street D), Discovery Street (Street C) and Choke Cherry Road within the boundaries of the Phase II Site Plan. Additional dedication is provided on Shady Grove Road to allow construction of a Bus Rapid Transit lane by the County and a 10' shared-use path by BXP. *See* Resolution, Conditions 9 & 10. All street sections comply with the roadway cross section exhibit incorporated with the Resolution. *See* Resolution, Exhibit C. These dedications will be reflected on final record plats to be reviewed by City staff and approved by the Planning Commission. To satisfy relevant conditions of the Resolution, all roads within the Phase II Site Plan are proposed to be constructed in phases and will be completed in their entirety once the Project is completed. *See* Resolution, Conditions 21, 22, & 23. Applicant will also submit a conceptual dry utility plan for approval by the utility companies and the Department of Public Works. *See* Resolution, Condition 20.

The Phase II Site Plan Will Not Be Detrimental to the Public Welfare or Injurious to Property or Improvements in the Neighborhood

The Phase II Site Plan will advance the public welfare and not cause injury to property or improvements in the surrounding neighborhoods. As noted in the Resolution, the Project Plan will transform the Overall Site from an auto-centric and outmoded collection of office buildings and surface parking lots to a mixed-use community with a range of building types, a walkable grid network of streets, landscaping, and welcoming open areas. The Phase II Site Plan is the

second site plan application that will implement the redevelopment vision for the Overall Site approved in the Project Plan. The Phase II Site Plan will include residential and non-residential density that is proximate to existing and future transportation infrastructure, commercial services, employment, and community facilities.

The Phase II Site Plan will also integrate stormwater management controls on a site currently lacking such facilities.

Connections within and through the Subject Property will also be enhanced by the dedication and construction of the portion of the Project Plan's new public roadway network within the boundary of the Phase II Site Plan, including segments of Discovery Street (Street C) Progress Street (Street D), as well as expanded right-of-way, a new sidewalk along Choke Cherry Road and a shared-use path along Shady Grove Road. Right-of-way for a BRT lane is also provided. These transportation improvements, with appropriate transitions between new road segments and existing parking lots, will efficiently and safely distribute traffic and enhance vehicular access, as well improve circulation for cyclists and pedestrians.

Additionally, the Phase II Site Plan will include new pervious areas on a site presently defined by impervious surfaces, such as attractive landscaping, street trees, and numerous plantings within new open areas. Phased fee-in-lieu payments for afforestation and significant tree replacement will also provide significant funds to install, maintain, and replace landscaping on City-owned parkland and/or control and eradicate invasive/exotic plans. *See* § 10.5-24(c) of the Rockville City Code.

Finally, BXP will be installing public art on site with a budget of more than $315,000 in compliance with the City's Public Art Ordinance.

The Phase II Site Plan Will Not Constitute a Violation of Any Provision of the Zoning Ordinance or Other Applicable Law

The Phase II Site Plan complies with the Zoning Ordinance and other applicable law. As shown on the development tables shown on the site plan, the Phase II Site Plan adheres to the applicable development standards from the MXE zone, including maximum height, open area and public use space, minimum width at the front lot line, and setbacks. The Phase II Site Plan also complies with other relevant portions of the City's Ordinance, including parking and loading (Article 16 of the Zoning Ordinance) and standards for public use space(Article 17 of the Zoning Ordinance). Applicant's civil engineer has also confirmed the Phase II Site Plan complies with the City's Landscaping, Screening, and Lighting Manual.

The building proposed in the Phase II Site Plan are also specifically designed to comply with the design guidelines for all mixed use zones, as well as the design guidelines applicable to the MXE zone.[6]

Multi Family Building

The proposed multi-family project will stand as the gateway into the Shady Grove Innovation District. With approximately 360 rental dwelling units, 12,000 sf of resident amenity space and new landscape design, this project will activate the streetscape and further enhance the walkability of this Shady Grove neighborhood.

The proposed building massing will hold the urban edge of the four bounding streets and wrap both an above-grade parking garage toward Discovery Street (Street C), and a lush, landscaped courtyard available for the residents closer to Shady Grove Road. The parking garage, providing approximately 450 parking spaces, will be wrapped by dwelling units on all four sides. The building addresses the adjacent streets with biofiltration facilities up to the build-to line. Loading, parking garage entrance and utility rooms will be set back from Progress Street to allow for off-street truck maneuvers. Another setback will occur on the south side along Discovery Street with a utility easement and green space to both accentuate the building massing, then again at the main corner and to allow for a future right-turn lane on Choke Cherry Road.

The proposed exterior design will be characterized by its restrained yet elegant façades, and its use of contrasting materials to highlight the ground floor and other distinct areas of the project. The façade materials will include a mix of cementitious panel, lap siding, masonry and glass, in primarily neutral and natural tones. Ranging from 45'-80', the roof line will take advantage of the varying topography and create movement and interest along the street facades while stepping down towards the future townhome development along Discovery Street. The corner at Shady Grove and Choke Cherry is designed to signify the entrance into the Innovation District by inflecting the building at an angle and revealing the glassy volume of the tall amenity space at the ground level. The activation of these interior amenity spaces is intended to mirror the public activity along the adjoining BRT stop and plaza. The tallest mass of the building will hold the corner of Shady Grove Road and Progress Street, which houses the main residential lobby entrance along Progress Street. Toward Discovery Street, the massing is designed to break down in scale to respond to a more low-rise residential fabric.

[6] Under separate cover, the Applicant has submitted a request for a waiver from the requirements of Section 25.17.03 to underground utility equipment for transformers that serve the proposed building.

Life Sciences Building

The life sciences building is designed to leverage the prominent visibility from the frontage on Shady Grove and Gaither Roads. All four sides of the building are visible and treated with a panelized façade system that brings the building down in scale and creates visual interest. The north and south facades create an interesting juxtaposition to the east and west with differing fenestration patterns. At ground level, the design includes an awning at the main entryway to add visual interest and break the scale further to appeal to the pedestrian experience. Similarly, the building language at ground level creates a base to anchor the building. At the roof there will be a screened mechanical penthouse enclosure setback to conceal required building equipment.

On site, the design includes green space, tree coverage, and outdoor seating areas for building users at the south of the building. North of the building, there will be a screened equipment yard for utility services and backup generator. In addition to the screened enclosure, landscaping will further buffer the equipment visually. On the east (main entrance) of the building there will be a landscaped plaza to enhance the pedestrian experience.

Technical plans included with the Phase II Site Plan application also establish conformance with applicable provisions of the City's stormwater management and sediment and erosion control standards from Chapter 19 of the City Code.

The Phase II Site Plan Will Not Be Incompatible with Surrounding Uses or Properties

The Phase II Site Plan will be compatible with surrounding uses and properties. With respect to uses, the lab and multi-family building and areas proposed in the Phase II Site Plan will create an effective transition between the proposed townhouses on the portion of the Overall Site to the east and the commercial development along Shady Grove Road. The segments of the new grid network of public streets within the Property will enhance linkages between existing uses and properties and the development included in the Phase II Site Plan and facilitate vehicular, bicycle, and pedestrian circulation.

Site Plan Validity Period

Section 25.07.06.c of the Zoning Ordinance provides that "all phases of a multi-building or multiple-phase project which has received Site Plan approval must be commenced within eight (8) years from the effective date of site plan approval unless another time frame is provided by this Chapter or by the terms of approval." Applicant requests a ten (10)-year validity period for the Site Plan in recognition of the significant uncertainty with the economic factors that will dictate when it is feasible to proceed with construction of the multi-family building or the lab building. In particular, high interest rates and construction costs make it difficult to attain the

necessary capital to commence either building in the short term. For the lab building, the challenging economics are compounded by relatively soft demand for lab space. While BXP is confident that in the long term the Project will be successful, the requested site plan validity period provides flexibility to allow BXP to use care and patience in evaluating potential tenants.

List of Enclosures

1) Completed Site Plan Application;

2) Detailed Site Plan;

3) Preliminary Building Elevations and Floor Plans;

4) Trip Summary Memorandum prepared by Gorove Slade;

5) Landscape and Lighting Plan;

6) Final Forest Conservation Plan;

7) Copy of Approved Pre-Application Stormwater Management Concept Letter;

8) Development Stormwater Management Concept Plan with Fee via separate check;

9) Preliminary Sediment Control Plan;

10) Copy of Water and Sewer Authorization Application;

11) Copy of NRI/FSD (FTPO # 2016-00013);

12) Fire Protection Site Plan;

13) Evaluation of Historic Significance prepared by R. Christopher Goodwin & Associates, Inc.;

14) Usable Park Space Exhibit;

15) Phasing Plan Demonstrating Termination of Roads;

16) Phasing Plan Demonstrating Vehicular/Pedestrian/Construction Access, Staging, and Parking;

17) Conceptual Dry Utility Plan.

Conclusion

We look forward to working with you on the Phase II Site Plan, which will continue the implementation of the Project Plan and the transformation of the Overall Site into a new walkable, compact, and mixed-use community. Please feel free to contact us if you have any questions.

Very truly yours,

MILES & STOCKBRIDGE P.C.

Scott C. Wallace

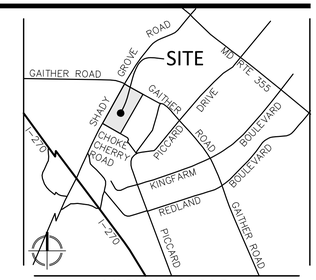
Enclosures

cc: Pete Otteni
C.J. Overly

SHADY GROVE INNOVATION DISTRICT

PHASE 2 COMMERCIAL LEVEL 2 SITE PLAN

ROCKVILLE (4TH.) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND



VICINITY MAP
SCALE: 1" = 2000'

DEVELOPMENT TABULATIONS

Parcel Information	SF	ACRES
Zoning		**MXE**
Lot Reference: Lots 5-8		
Existing Site	575,923	13.22
Gaither Road ROW Dedication	3,520	0.08
Discovery Street ROW Dedication	60,973	1.40
Progress Street ROW Dedication	34,352	0.79
Choke Cherry Road ROW Dedication	2,196	0.05
Shady Grove Road ROW Dedication	19,015	0.44
Lot 1B	158,450	3.64
Lot 1C	31,430	0.72
Site Area	**265,987**	**6.11**

Proposed Development	Proposed
Site Area	6.11 ac
Market Rate Units	**315**
MPDU 12.5%	**45**
Total Residential Units	**360**
Non-Residential Use	
Lab / Office	**145,000**

Building Height Sec. 25.13.05	Maximum Allowed	Proposed*
Lab / Office	120'	97'
Multi-family Residential	120'	85'

*Penthouse enclosure height included, stack height is excluded. Rooftop equipment is not included in the building height for the MF building.

Setbacks Sec. 25.13.05	Minimum Required	Minimum Proposed
Front Yards (abutting public R/W or other lot line)	0' or 10'	0'
Side/Rear Yards (abutting non-residential property)	0' or 10'	0'

Parking 25.16.03	Rate	Metric	Count	Code Requirement	Total Provided	
360 Multi-family units*	1.0/ 1.5*	unit	360	414	450	
Lab / Office	1 per 1000	square feet	145,000	145	621	**
Total				559	1,071	

* Studio and 1 bedroom require 1.0 space per dwelling unit. Two or more bedrooms require 1.5 spaces per dwelling unit. Current unit mix to calculate parking is approximately 40 studio, 182 1 bedroom, and 108 2 bedroom and is subject to change at time of Building Permit.
** Parking garage proposed is also to accommodate future development

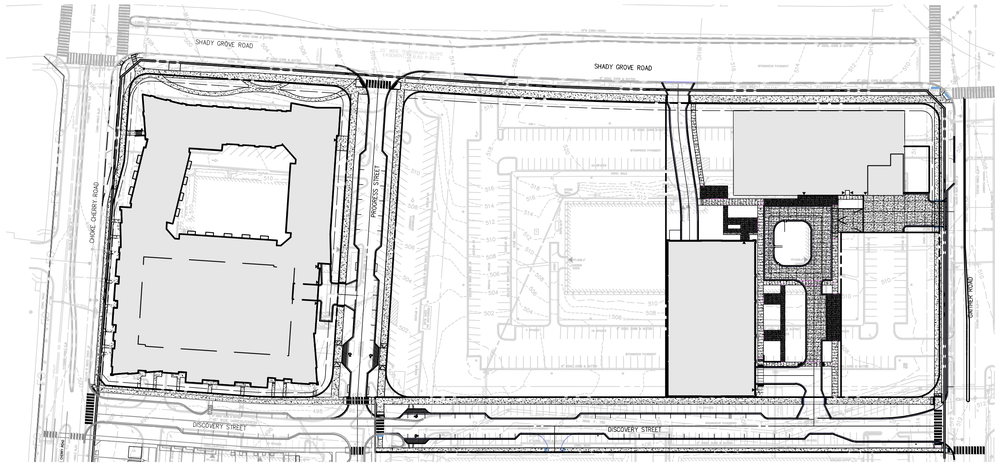
Bicycle Parking Sec. 25.16.03	Minimum Required	Provided
Bicycle Spaces		
Multi-Family Residential		
Short Term @ 1/50 du	8	8
Long Term @ 1/3 du	120	120
Lab/Office		
Short Term@2/40000 SF	8	8
Long Term @2/10000 SF	29	30
Short Term Total	**16**	**16**
Long Term Total	**149**	**150**

ADA Parking (ADA spaces included in total above)	Total Parking Provided	Minimum Required	Provided
Lab / Office	621	13	16 (4 Van)

Open Area Sec.25.13.05		
	APPROVED PJT2017-00007	
Gross Tract Area	**1,354,716 sf**	
Gaither Road ROW Dedication	**6,098 sf**	
Choke Cherry Road ROW Dedication	**22,651 sf**	
Overall Net Site Area	**1,325,966 sf**	
	Required	***Approved***
Open Area (%)	**20 %**	**30.4 %**
Open Area (sf)	**265,193 sf**	**412,349 sf**
Public Use Space (%)	**5 %**	**10.5 %**
Public Use Space (sf)	**67,736 sf**	**142,677 sf**

	APPROVED STP2020-00393	
	Overall	**STP2020-0393**
Gross Tract Area	1,354,716 sf	502,251 sf
Proposed Dedications	25,809 sf	25,809 sf
Net Site Area	1,328,907 sf	476,442 sf
		Approved
Open Area (% of Overall Net Site area)		21.6 %
Open Area (sf)		286,709 sf
Public Use Space (% of Net Site Area)		3.3 %
Public Use Space (sf)		44,357 sf

	Multifamily/Commercial Parcel	
	Overall	**Commercial Phase**
Parcel Area	1,354,716 sf	575,923 sf
Previous Dedications	25,809 sf	
Gaither Road ROW Dedication		3,520 sf
Discovery Street ROW Dedication		60,973 sf
Progress Street ROW Dedication		34,352 sf
Choke Cherry Road ROW Dedication		2,196 sf
Shady Grove Road ROW Dedication		19,015 sf
Lot 1B		158,450 sf
Lot 1C		31,430 sf
Net Parcel Area	1,018,971 sf	265,987 sf
		Proposed
Open Area (% of Overall Net Site area)		8.9 %
Open Area (sf)		90,194 sf
Public Use Space (% of Net Site Area)		1.5 %
Public Use Space (sf)		15,296 sf



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SCALE: 1"=100'

OPEN AREA/PUBLIC USE SPACE RUNNING TABULATION

Open Area Required Per Approved PJT2017-00007 Open Area (%)	***30.4 %***	***Open Area Required Per Approved PJT2017-00007 Open Area (sf)***	***412,349 sf***
Open Area Provided on Approved STP2020-00393 (%)	21.6 %	Open Area Provided on Approved STP2020-00393 (sf)	286,709 sf
Open Area Provided on Commercial Phase (%)	8.9 %	Open Area Provided on Commercial Phase (sf)	90,194 sf
Total Open Area To Be Provided on Future Phases (%)	**0.0 %**	**Total Open Area To Be Provided on Future Phases (sf)**	**35,446 sf**

Public Use Space Required Per Approved PJT2017-00007 Public Use Space (%)	***10.5 %***	***Public Use Space Required Per Approved PJT2017-00007 Public Use Space (sf)***	***142,677 sf***
Public Use Space Provided on Approved STP2020-00393 (%)	3.3 %	Public Use Space Provided on Approved STP2020-00393 (sf)	44,357 sf
Public Use Space Provided on Commercial Phase (%)	1.5 %	Public Use Space Provided on Commercial Phase (sf)	15,296 sf
Total Public Use Space To Be Provided on Future Phases (%)	**5.7 %**	**Total Public Use Space To Be Provided on Future Phases (sf)**	**83,024 sf**

GENERAL NOTES

1. THE PROPERTY FOR PHASE 2 IS 6.11 NET ACRES.
2. THE PROPERTY FOR PHASE 2 IS ZONED MXE.
3. THE SITE IS LOCATED ON WSSC MAP 221NW09.
4. THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. FS62, WITH TAX ACCOUNT NO. 160400154317, 160400145040, 160400145038, AND 160400145120.
5. BOUNDARY AND TOPOGRAPHIC DATA UPDATE BY VIKA IN 04/2022.
6. THERE IS NO 100 YEAR FLOODPLAIN LOCATED ON THE SITE. FP STUDY WAS COMPLETED ON ADJACENT PROPERTY.
7. THERE IS NO STREAM VALLEY BUFFER LOCATED ON THE SITE.
8. THERE ARE NO WETLANDS LOCATED ON THE SITE.
9. ABOVE GRADE TRANSFORMERS WILL BE PROPOSED AND LOCATED AS SHOWN.
10. ARCHITECTURAL ROOFTOP EQUIPMENT WAIVER IS PROPOSED.

SHEET INDEX

SP-1	COVER SHEET
SP-1A	STREET SECTIONS
SP-1B	STREET SECTIONS
SP-1C	STREET SECTIONS
SP-2	APPROVALS
SP-3	SITE PLAN RESIDENTIAL OVERALL
SP-4	SITE PLAN COMMERCIAL OVERALL
SP-5	SITE PLAN RESIDENTIAL GRADING
SP-6	SITE PLAN COMMERCIAL GRADING
SP-7	FIRE PROTECTION PLAN RESIDENTIAL
SP-8	FIRE PROTECTION PLAN COMMERCIAL
SP-8A	FIRE PROTECTION PLAN ADJACENT PARCEL
SP-9	OPEN SPACE PLAN COMPOSITE
SP-10	OPEN SPACE PLAN
SP-11	LOTTING PLAN
L100	LANDSCAPE PLAN- OVERALL
L101	LANDSCAPE PLAN- SECTOR 1
L102	LANDSCAPE PLAN- SECTOR 2
L201	SITE LIGHTING PLAN- SECTOR 1
L202	SITE LIGHTING PLAN- SECTOR 2
L210	PHOTOMETRIC MF PH1
L211	PHOTOMETRIC COMMERCIAL PH1
L510	SITE LIGHTING DETAILS
L600	LANDSCAPE DETAILS

SUPPORTING DOCUMENTS

GRADE ESTABLISHMENT PLAN
UTILITY PLAN
SIGHT DISTANCE PLAN
FOREST CONSERVATION/SWM OVERLAY EXHIBIT
ARCHITECTURE PLANS
SHADY GROVE ROAD STREET SECTION EXHIBITS
PHASING PLAN EXHIBIT
PUBLIC ART CONCEPT

NOT FOR CONSTRUCTION

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BXP SHADY GROVE LOT 6 LLC
BXP SHADY GROVE LOT 7 LLC
BXP SHADY GROVE LOT 8 LLC
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SUITE 200W
WASHINGTON DC, 20037
301-704-5447
CJ OVERLY
COVERLY@BXP.COM

DESIGN CONSULTANTS

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CONTACT: MICHAEL GOODMAN, PE

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CONTACT: DREW NAPOLITANO

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ATTORNEY
MILES & STOCKBRIDGE
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ROCKVILLE, MD 20850
301.517.4813
CONTACT: SCOTT WALLACE

SHADY GROVE INNOVATION DISTRICT
4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

PHASE 2 COMMERCIAL LEVEL 2 SITE PLAN COVER SHEET

PROFESSIONAL SEAL
STATE OF MARYLAND · MICHAEL B. GOODMAN · No. 27721 · 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. ENGINEER'S NAME: Michael B. Goodman, P.E.
LICENSE No.: 27721
EXPIRATION DATE: July 19, 2026

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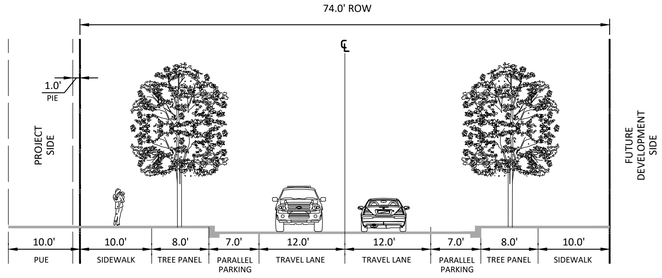
DESIGNED BY: MBG
DATE ISSUED: 11/17/2023

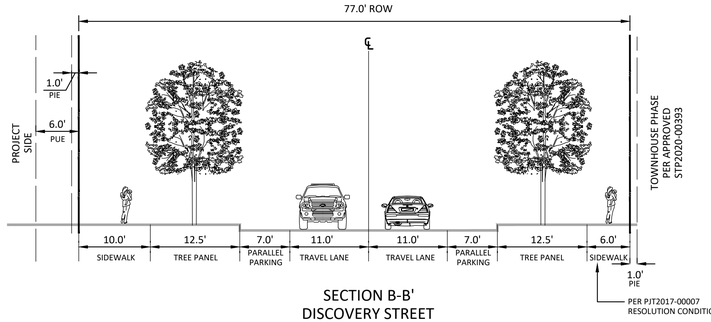
VIKA PROJECT VM50554L

DRAWING NO.
SHEET NO. SP-1

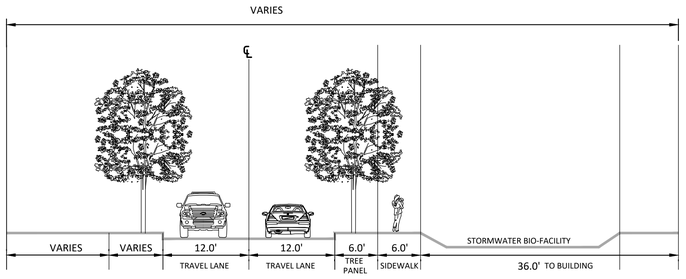
P:\50501-55000\50554\VAD\COMMERCIAL - MILE\MARYLAND\PLOT SHEETS\50554200_SP_COVER.dwg — Friday, August 1, 2025 1:30:18 PM



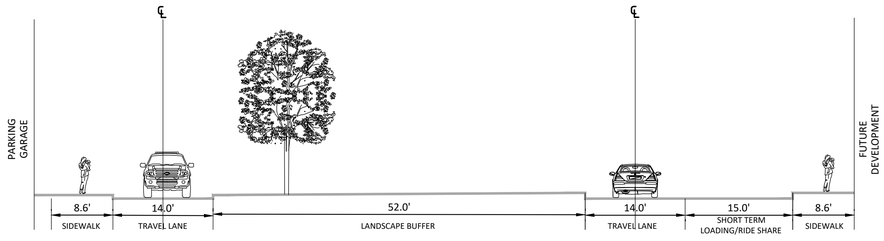
SECTION A-A'
PROGRESS STREET
FORMERLY STREET D
BUSINESS DISTRICT CLASS II



SECTION B-B'
DISCOVERY STREET
FORMERLY STREET C
BUSINESS DISTRICT CLASS II



SECTION C-C'
PRIVATE DRIVE AISLE TO GARAGE FROM SHADY GROVE ROAD



SECTION D-D'
PRIVATE TURNABOUT
FROM DISCOVERY PHASE 1

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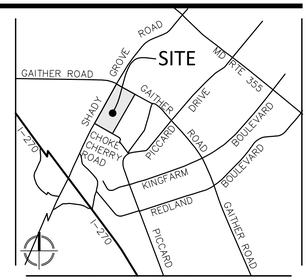
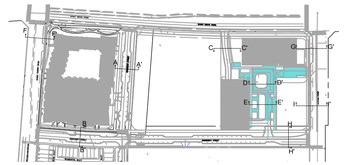


VICINITY MAP
SCALE: 1" = 2000'

NOTE: ALL DIMENSIONS ARE PER PROJECT PLAN APPROVED ROAD SECTIONS

10 5 0 10 20 30
SCALE: 1"=10'



KEY MAP

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SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
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PHASE 2 COMMERCIAL LEVEL 2 SITE PLAN STREET SECTIONS

PROFESSIONAL SEAL
STATE OF MARYLAND
MICHAEL B. GOODMAN
No. 27721
PROFESSIONAL ENGINEER

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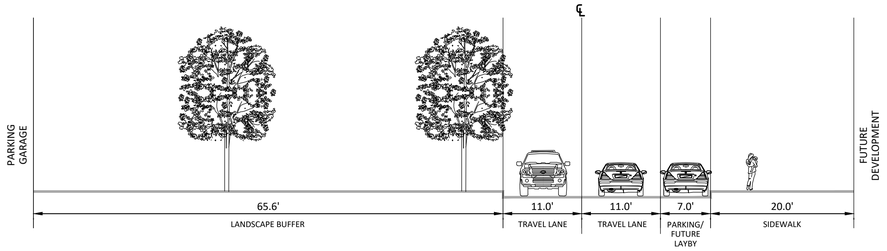
DESIGNED BY: MBG
DATE ISSUED: 11/17/2023

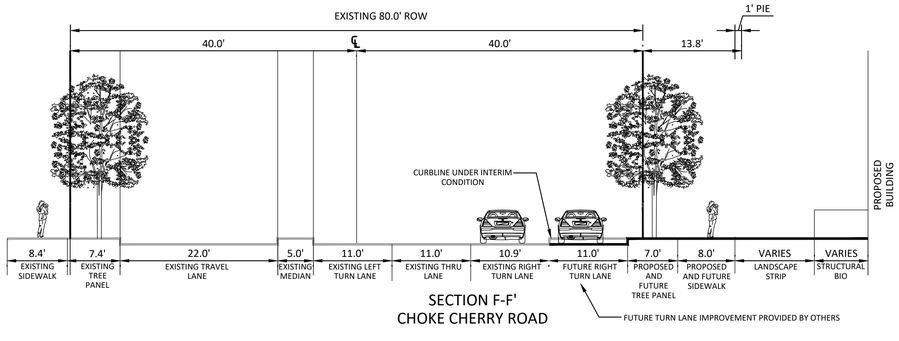
VIKA PROJECT VM50554L

DRAWING NO.

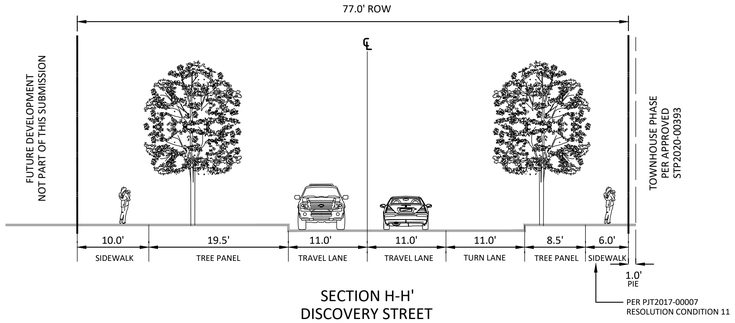
SHEET NO. SP-1A



SECTION E-E'
PRIVATE DRIVE AISLE TO GARAGE FROM DISCOVERY STREET



SECTION F-F'
CHOKE CHERRY ROAD



SECTION H-H'
DISCOVERY STREET
FORMERLY STREET C

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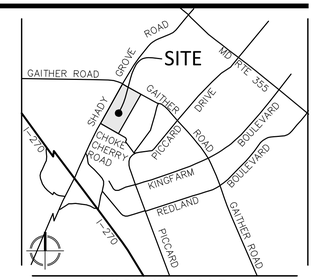
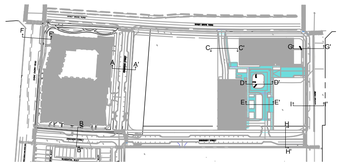


VICINITY MAP
SCALE: 1" = 2000'

NOTE: ALL DIMENSIONS ARE PER PROJECT PLAN APPROVED ROAD SECTIONS

10 5 0 10 20 30
SCALE: 1"=10'



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DESIGNED BY: MBG
DATE ISSUED: 11/17/2023

VIKA PROJECT VM50554L

DRAWING NO.

SHEET NO. SP-1B

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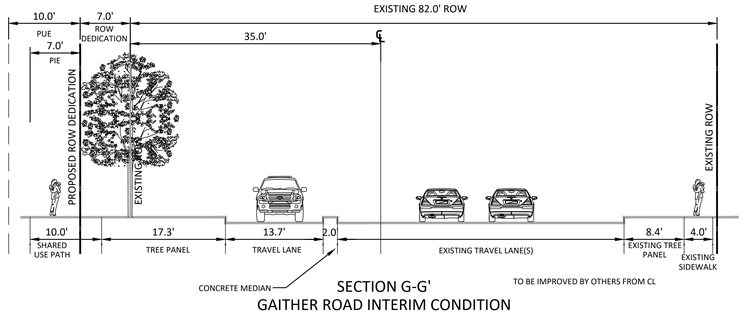
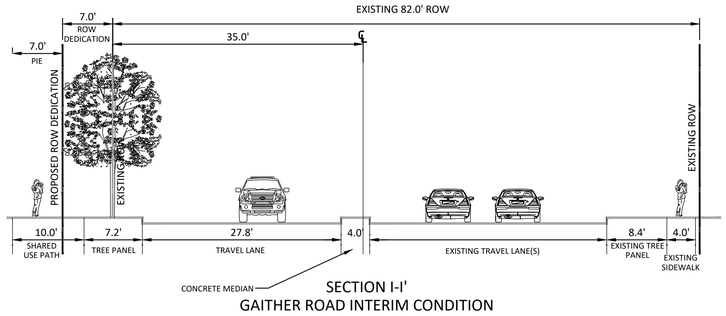
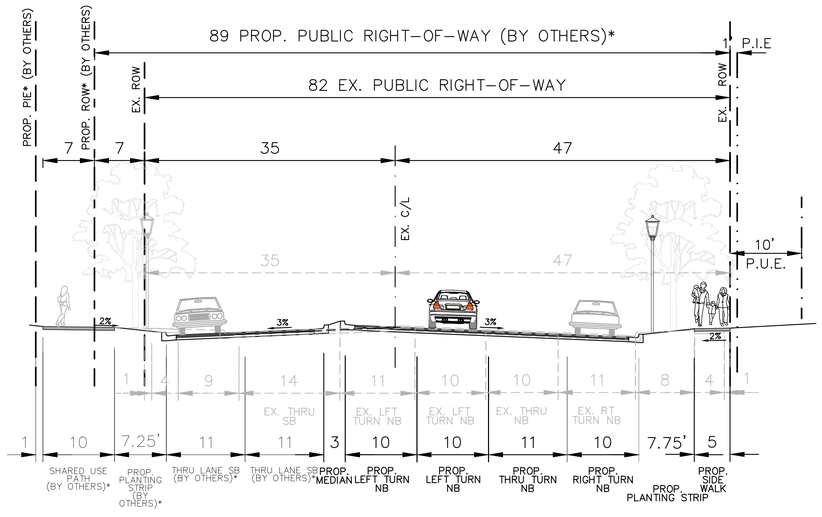


SECTION G-G'
GAITHER ROAD INTERIM CONDITION

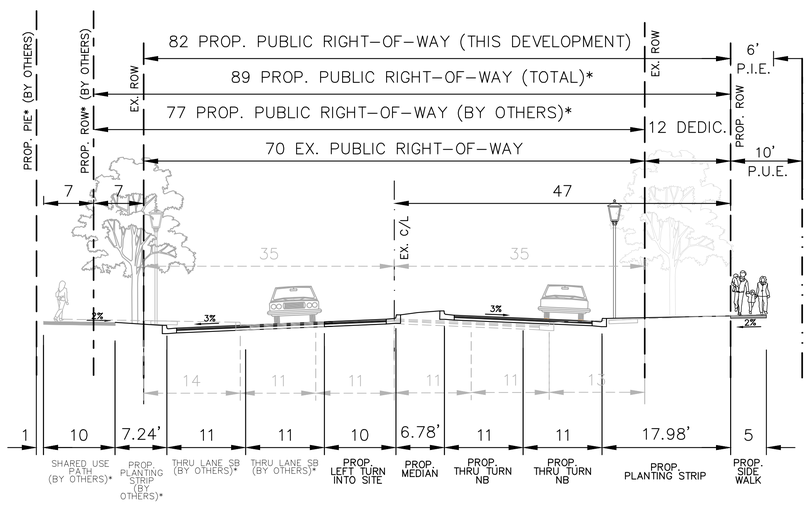


SECTION I-I'
GAITHER ROAD INTERIM CONDITION



* APPROVED SECTION, SHADY GROVE NEIGHBORHOOD CENTER PROP. IMPROVEMENT

SECTION G-G'
GAITHER ROAD ULTIMATE CONDITION
FOR INFORMATIONAL PURPOSES ONLY



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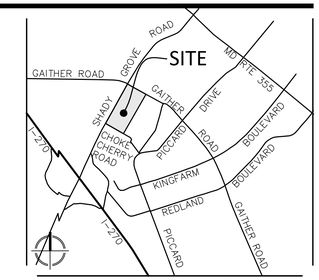
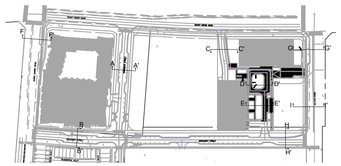
LAYOUT: SP-1C, Plotted By: schlatter



VICINITY MAP
SCALE: 1" = 2000'

NOTE: ALL DIMENSIONS ARE PER PROJECT PLAN APPROVED ROAD SECTIONS

10 5 0 10 20 30
SCALE: 1"=10'



KEY MAP

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SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
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PHASE 2 COMMERCIAL LEVEL 2 SITE PLAN STREET SECTIONS

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DESIGNED BY: MBG
DATE ISSUED: 11/17/2023

VIKA PROJECT VM50554L

DRAWING NO.
SHEET NO. SP-1C

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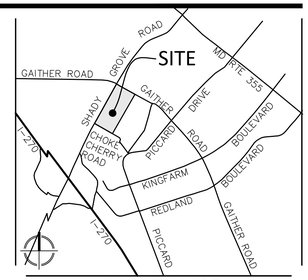

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LAYOUT: SP-2, Plotted By: mcrowell

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PHASE 2 COMMERCIAL LEVEL 2 SITE PLAN APPROVALS

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EXPIRATION DATE: July 19, 2026

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DESIGNED BY: MBG
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VIKA PROJECT VM50554L

DRAWING NO.

SHEET NO. SP-2

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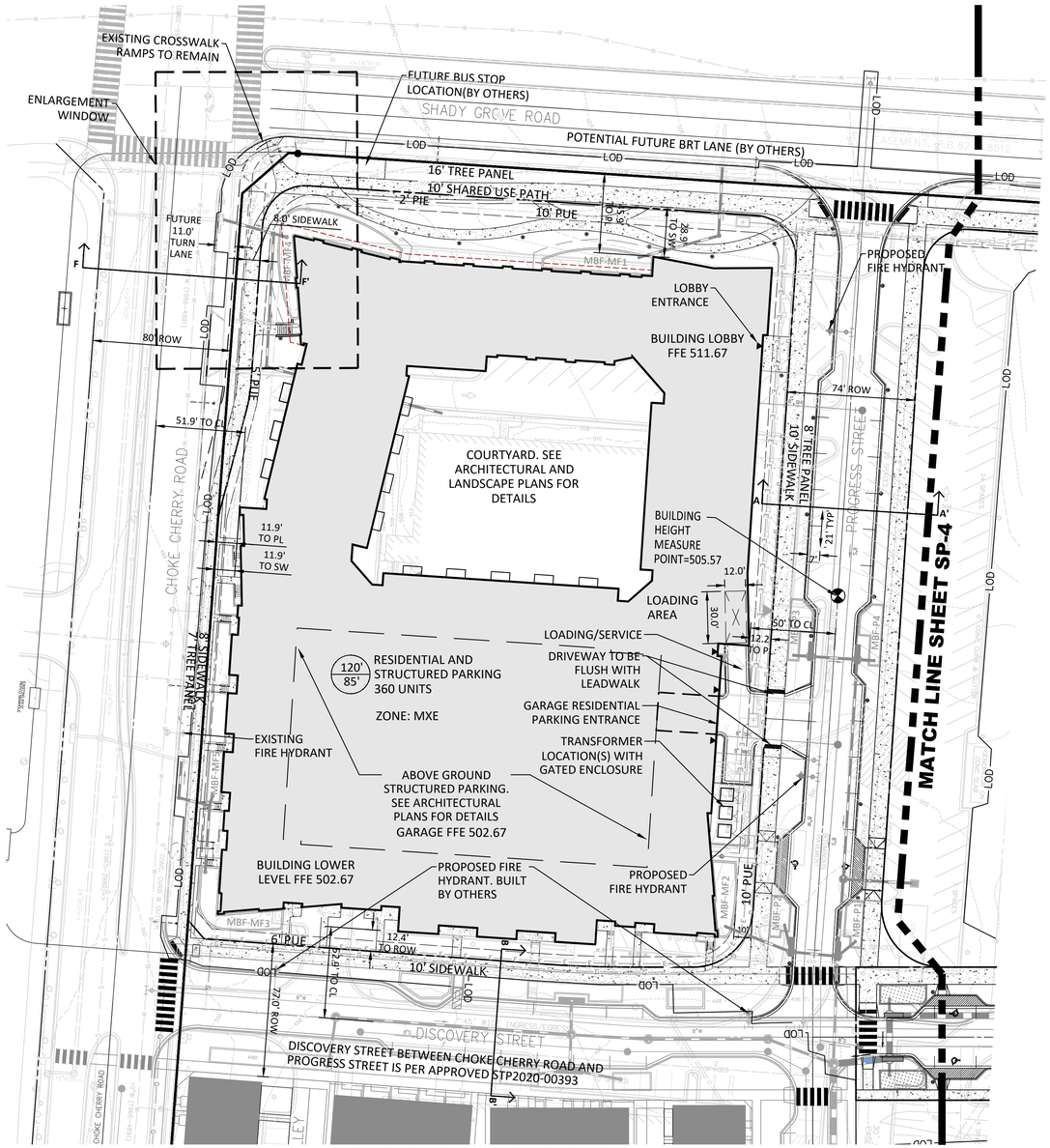

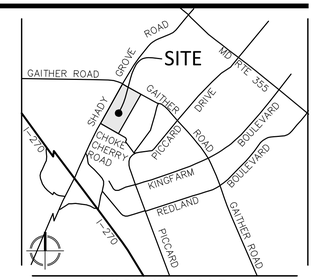

VICINITY MAP
SCALE: 1" = 2000'

PLAN LEGEND

PROPERTY LINES	EXISTING GUY POLE
EXISTING EDGE OF PAVEMENT	EXISTING GAS VALVE
EXISTING FENCE LINE	EXISTING LIGHT POLE
EXISTING NATURAL GAS CONDUIT	EXISTING PHONE PEDESTAL
EXISTING OVERHEAD WIRES	EXISTING PHONE MANHOLE
EXISTING TELEPHONE CONDUIT	EXISTING UTILITY POLE
EXISTING SANITARY SEWER CONDUIT	EXISTING STORM DRAIN MANHOLE
EXISTING STORM DRAIN CONDUIT	EXISTING ELECTRICAL JUNCTION BOX
EXISTING WATER CONDUIT	EXISTING ELECTRICAL MANHOLE
LIMITS OF DISTURBANCE	EXISTING FIRE DEPARTMENT CONNECTION
EXISTING STREAM VALLEY BUFFER	EXISTING FIRE HYDRANT
BUILDING HEIGHT ALLOWED / BUILDING HEIGHT ILLUSTRATED	PROPOSED STORMWATER MANAGEMENT BIO
	EXISTING BOLLARD
	EXISTING SIGN POST
	EXISTING WOOD POST
	EXISTING CURB INLET
	EXISTING CONCRETE
	EXISTING SANITARY MANHOLE
	EXISTING TRAFFIC SIGNAL POLE
	EXISTING TREE
	EXISTING CABLE TELEVISION PEDESTAL
	EXISTING UNKNOWN UTILITY MANHOLE
	EXISTING WATER METER
	EXISTING WATER MANHOLE
	EXISTING WATER VALVE
	DOOR LOCATION
	EXISTING GAS MANHOLE

NOT FOR CONSTRUCTION

"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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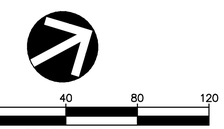

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301-704-5447
CJ OVERLY
COVERLY@BXP.COM

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SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

LEVEL 2 SITE PLAN COMMERCIAL PHASE 2

PROFESSIONAL SEAL

STATE OF MARYLAND · MICHAEL B. GOODMAN · No. 27721 · PROFESSIONAL ENGINEER

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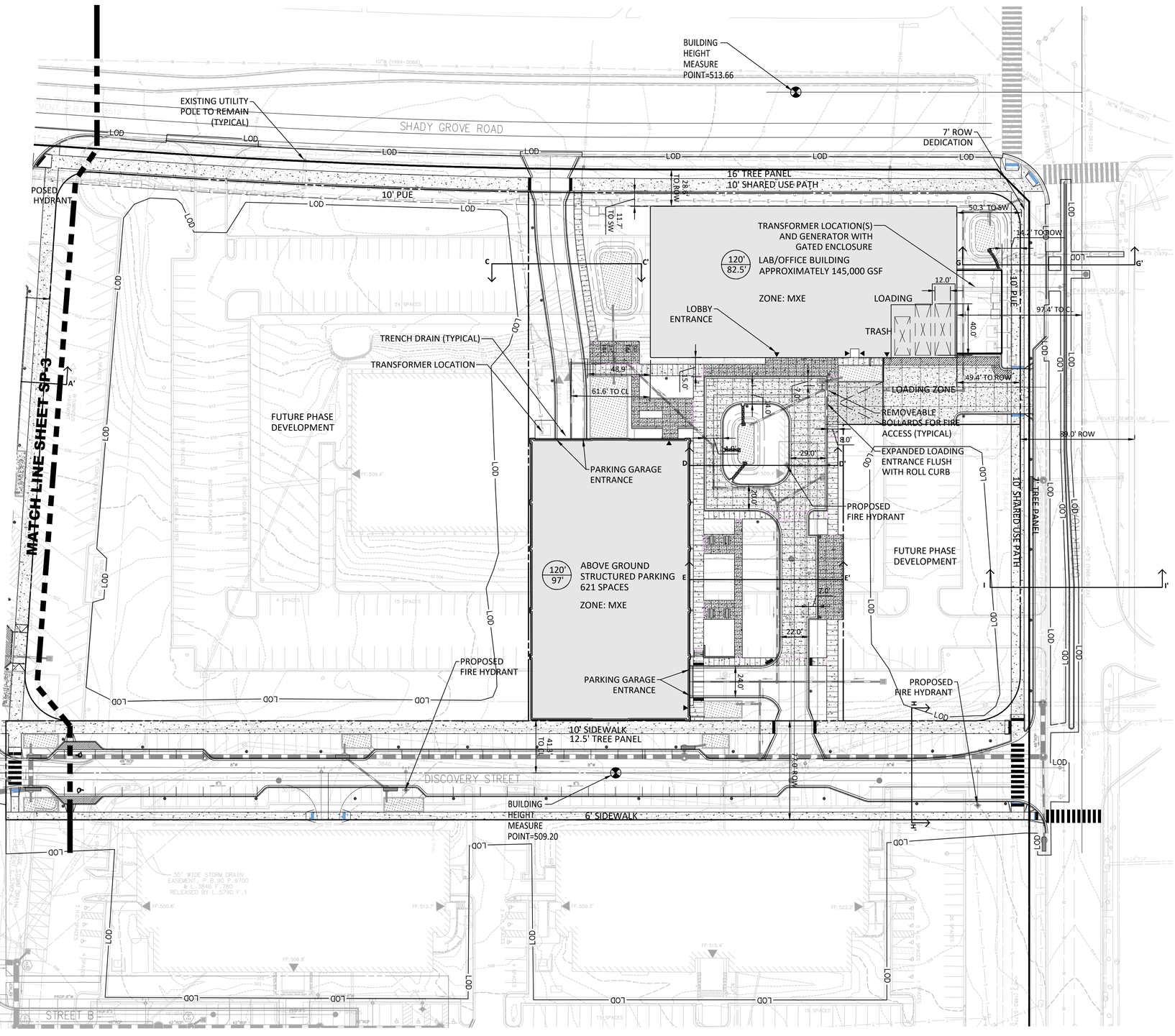
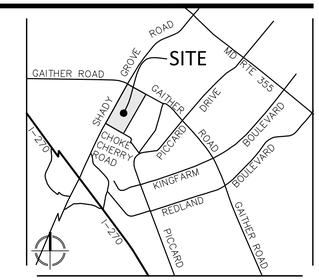
VIKA PROJECT VM50554L

DRAWING NO.

SHEET NO. SP-3





VICINITY MAP
SCALE: 1" = 2000'

PLAN LEGEND

- PROPERTY LINES
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE LINE
- EXISTING NATURAL GAS CONDUIT
- EXISTING OVERHEAD WIRES
- EXISTING TELEPHONE CONDUIT
- EXISTING SANITARY SEWER CONDUIT
- EXISTING STORM DRAIN CONDUIT
- EXISTING WATER CONDUIT
- LIMITS OF DISTURBANCE
- EXISTING STREAM VALLEY BUFFER
- 120' / 75' BUILDING HEIGHT ALLOWED / BUILDING HEIGHT ILLUSTRATED
- EXISTING GUY POLE
- EXISTING GAS VALVE
- EXISTING LIGHT POLE
- EXISTING PHONE PEDESTAL
- EXISTING PHONE MANHOLE
- EXISTING UTILITY POLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING ELECTRICAL JUNCTION BOX
- EXISTING ELECTRICAL MANHOLE
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING FIRE HYDRANT
- PROPOSED STORMWATER MANAGEMENT BIO
- EXISTING BOLLARD
- EXISTING SIGN POST
- EXISTING WOOD POST
- EXISTING CURB INLET
- EXISTING CONCRETE
- EXISTING SANITARY MANHOLE
- EXISTING TRAFFIC SIGNAL POLE
- EXISTING TREE
- EXISTING CABLE TELEVISION PEDESTAL
- EXISTING UNKNOWN UTILITY MANHOLE
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- EXISTING WATER VALVE
- DOOR LOCATION
- EXISTING GAS MANHOLE

40 20 0 40 80 120
SCALE: 1"=40'

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LAYOUT: SP--4 SITE, Plotted By: mcrowell

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SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

LEVEL 2 SITE PLAN COMMERCIAL PHASE 2

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STATE OF MARYLAND · MICHAEL B. GOODMAN · No. 27721 · PROFESSIONAL ENGINEER

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DATE ISSUED: 11/17/2023

VIKA PROJECT VM50554L
DRAWING NO.
SHEET NO. SP-4

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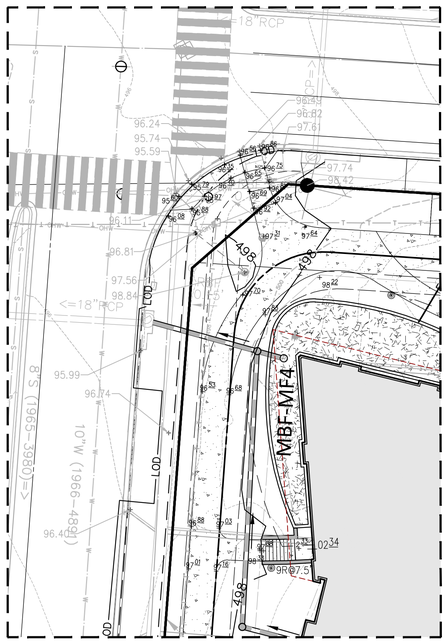
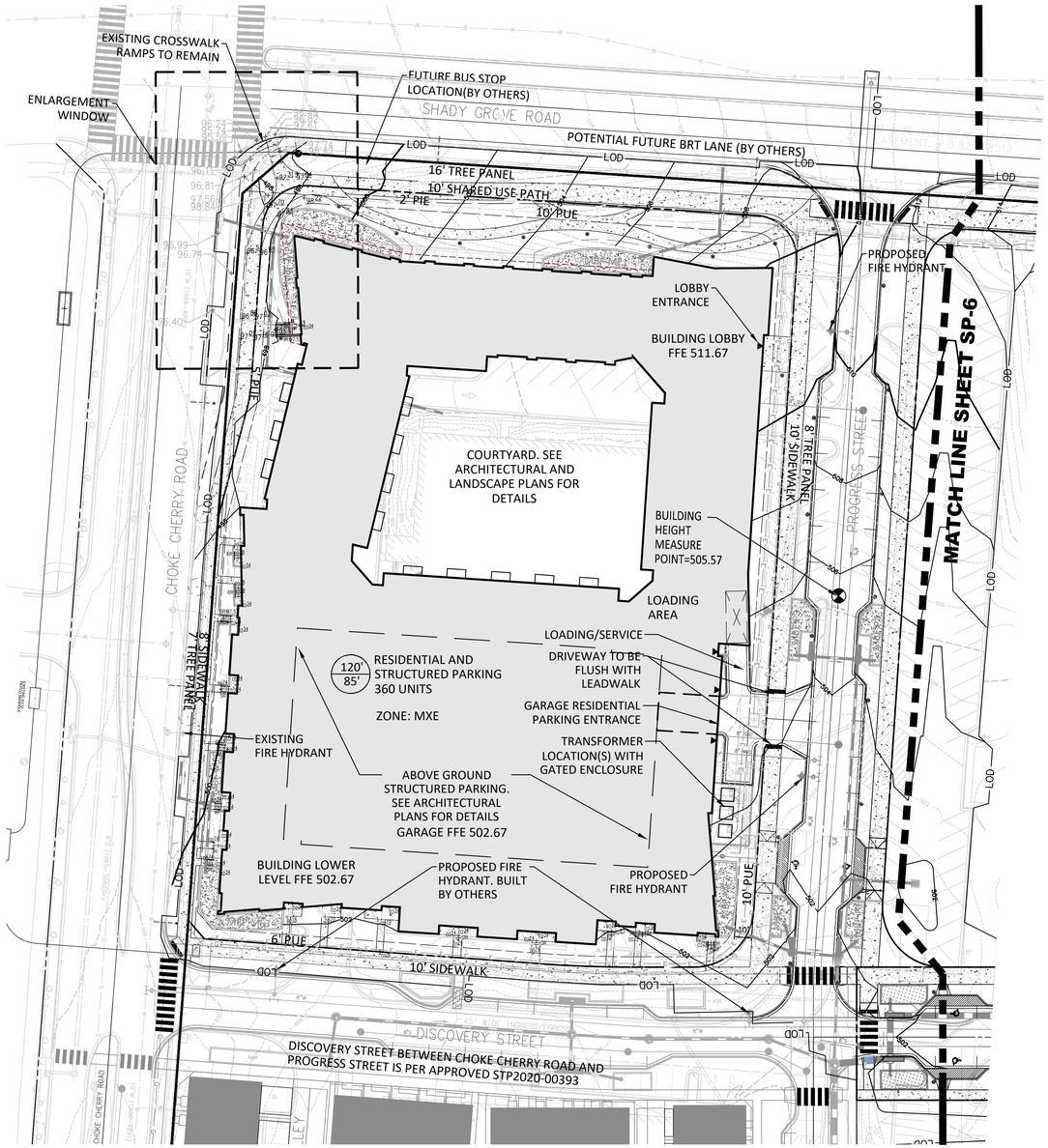
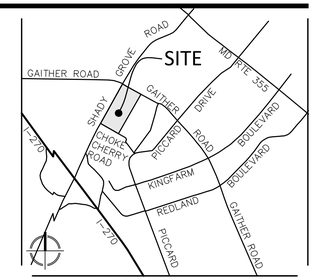


ENLARGEMENT WINDOW
SCALE: 1"=20'





VICINITY MAP
SCALE: 1" = 2000'

PLAN LEGEND

PROPERTY LINES		EXISTING GUY POLE	EXISTING SIGN POST
EXISTING EDGE OF PAVEMENT		EXISTING GAS VALVE	EXISTING WOOD POST
EXISTING FENCE LINE		EXISTING LIGHT POLE	EXISTING CURB INLET
EXISTING NATURAL GAS CONDUIT		EXISTING PHONE PEDESTAL	EXISTING CONCRETE
EXISTING OVERHEAD WIRES		EXISTING PHONE MANHOLE	EXISTING SANITARY MANHOLE
EXISTING TELEPHONE CONDUIT		EXISTING UTILITY POLE	EXISTING TRAFFIC SIGNAL POLE
EXISTING SANITARY SEWER CONDUIT		EXISTING STORM DRAIN MANHOLE	EXISTING TREE
EXISTING STORM DRAIN CONDUIT		EXISTING ELECTRICAL JUNCTION BOX	EXISTING CABLE TELEVISION PEDESTAL
EXISTING WATER CONDUIT		EXISTING ELECTRICAL MANHOLE	EXISTING UNKNOWN UTILITY MANHOLE
LIMITS OF DISTURBANCE		EXISTING FIRE DEPARTMENT CONNECTION	EXISTING WATER METER
EXISTING STREAM VALLEY BUFFER		EXISTING FIRE HYDRANT	EXISTING WATER MANHOLE
BUILDING HEIGHT ALLOWED / BUILDING HEIGHT ILLUSTRATED		PROPOSED STORMWATER MANAGEMENT BIO	EXISTING WATER VALVE
		EXISTING BOLLARD	DOOR LOCATION
			EXISTING GAS MANHOLE

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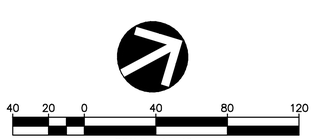

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SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

LEVEL 2 SITE PLAN GRADING RESIDENTIAL PHASE 2

PROFESSIONAL SEAL

STATE OF MARYLAND · MICHAEL B. GOODMAN · No. 27721 · PROFESSIONAL ENGINEER

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VIKA PROJECT VM50554L

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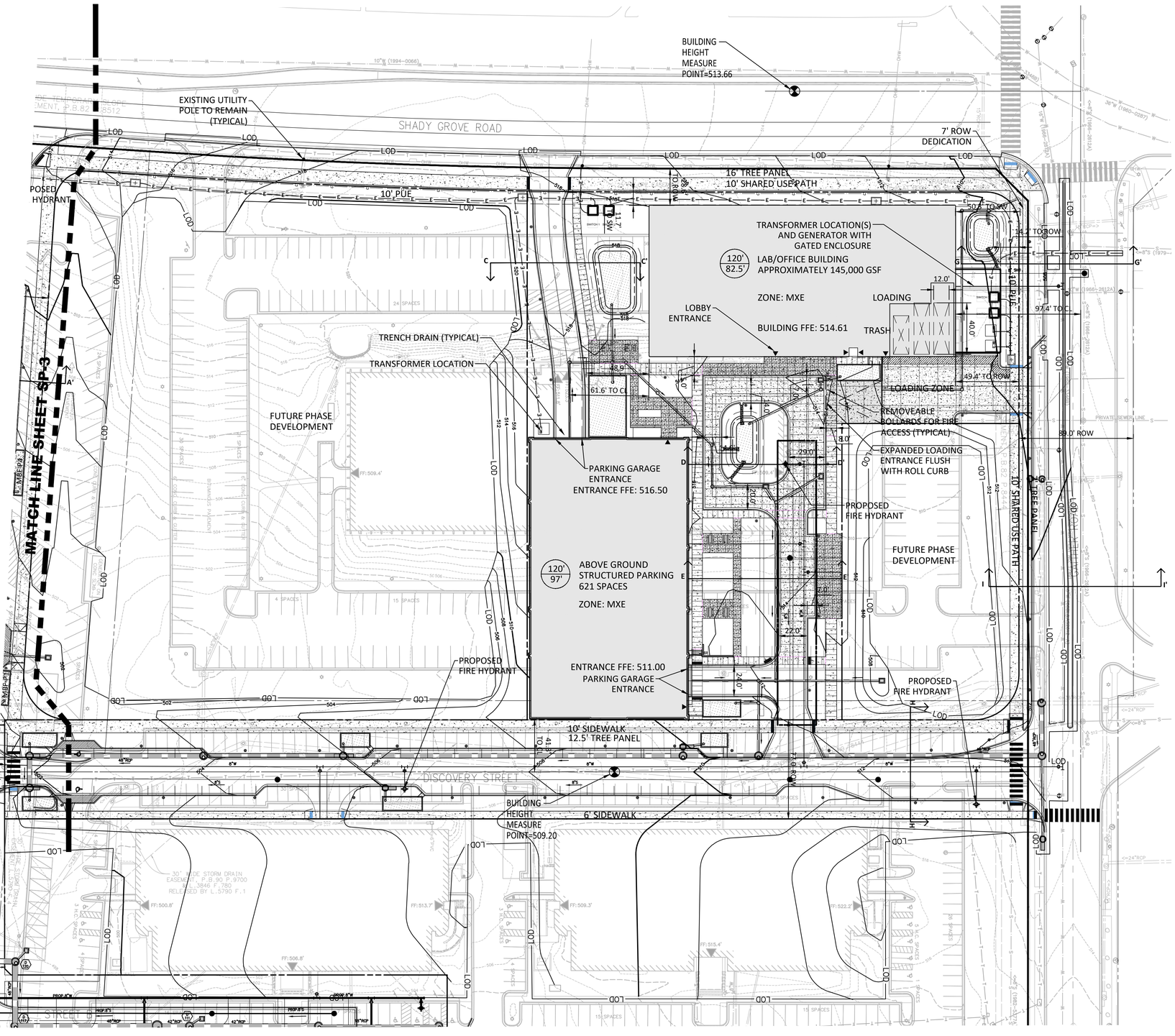

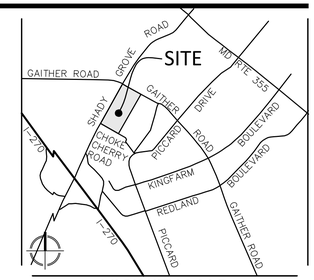

VICINITY MAP
SCALE: 1" = 2000'

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0 ## ##

SCALE: 1"=##'

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SHADY GROVE INNOVATION DISTRICT

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LEVEL 2 SITE PLAN GRADING COMMERCIAL PHASE 2

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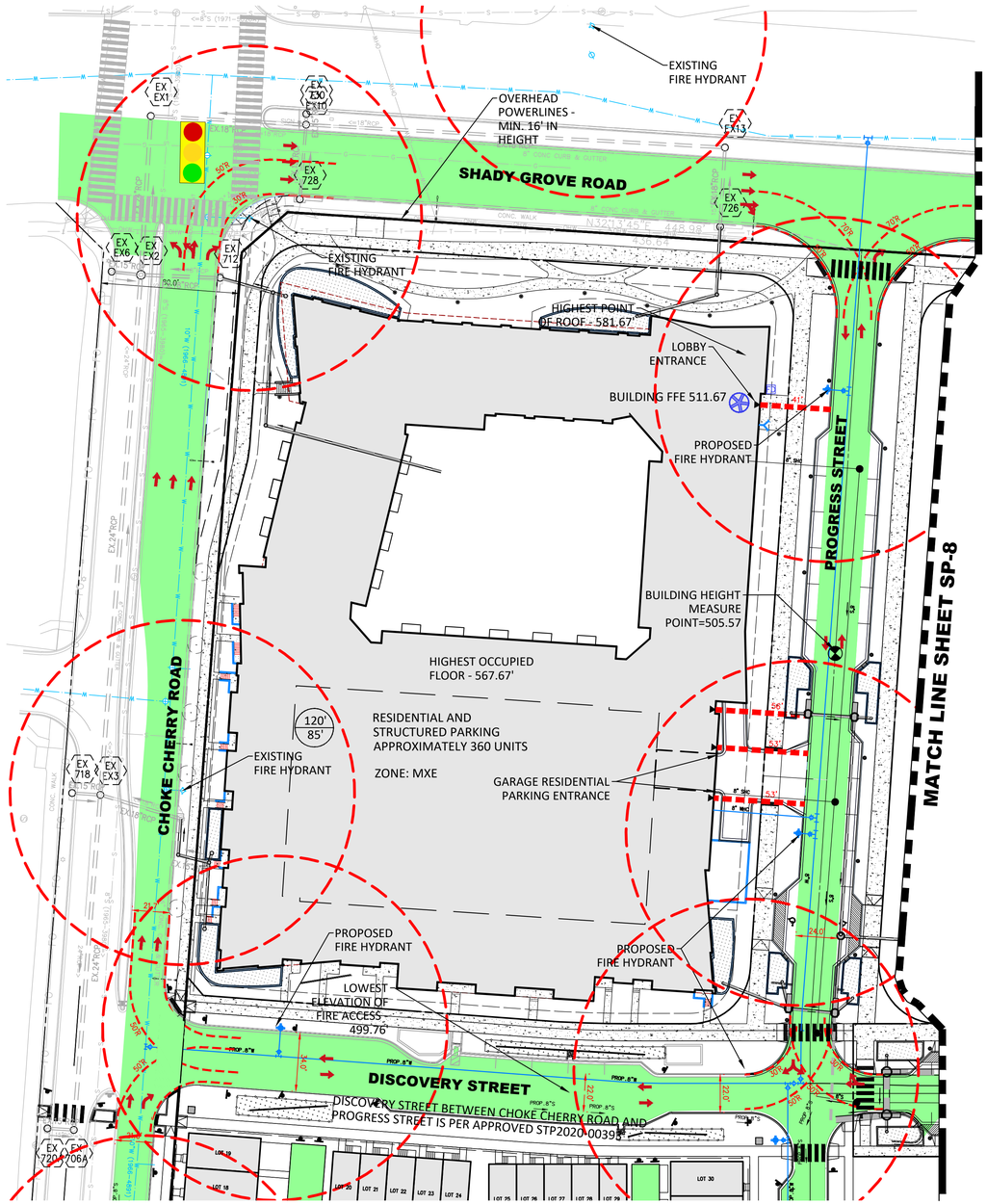
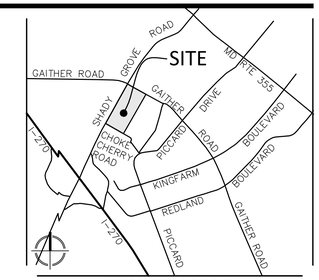
DRAWING NO.

SHEET NO. SP-6

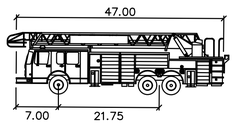




VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- MAIN ENTRANCE
- WATER LINE AND FITTING (8"W)
- FIRE DEPARTMENT CONNECTION
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- BUILDING HEIGHT ALLOWED / BUILDING HEIGHT ILLUSTRATED (120' / 85')
- CONCEPTUAL DOORWAY LOCATION
- FIRE TRUCK MOVEMENT (AT 729 TRUCK)
- FIRE ACCESS PATH
- EXISTING TRAFFIC SIGNAL
- FIRE DEPARTMENT ACCESS BOX



AT29 feet

Width	: 8.25
Track	: 8.25
Lock to Lock Time	: 6.00
Steering Angle	: 33.20

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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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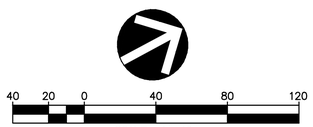

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Our Site Set on the Future.

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BXP SHADY GROVE LOT 7 LLC
BXP SHADY GROVE LOT 8 LLC
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SUITE 200W
WASHINGTON DC, 20037
301-704-5447
CJ OVERLY
COVERLY@BXP.COM

DESIGN CONSULTANTS

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SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

PHASE 2 COMMERCIAL LEVEL 2 SITE PLAN FIRE PROTECTION PLAN

PROFESSIONAL SEAL
STATE OF MARYLAND · MICHAEL B. GOODMAN · No. 27721 · 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. ENGINEER'S NAME: Michael B. Goodman, P.E. LICENSE No.: 27721 EXPIRATION DATE: July 19, 2026

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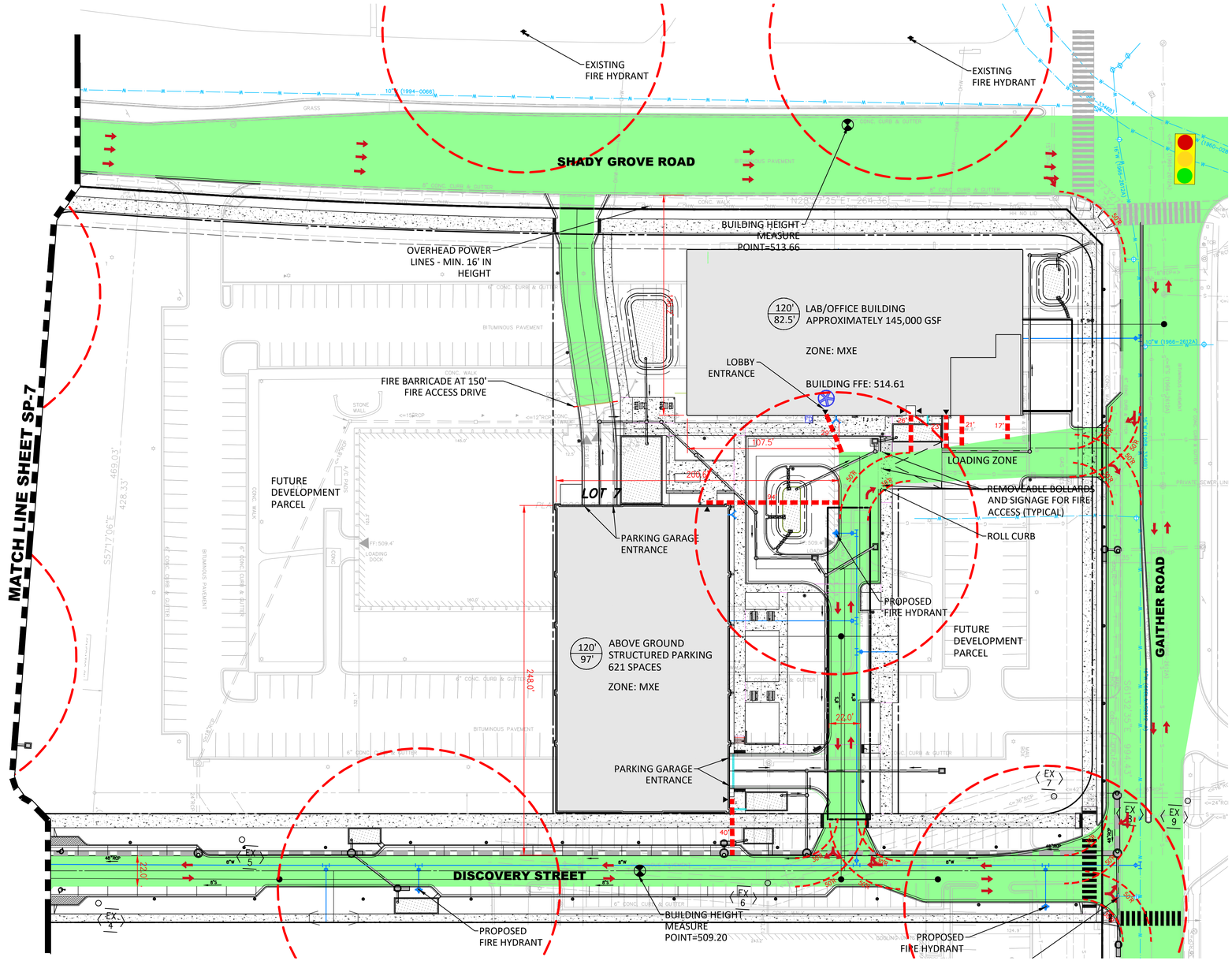
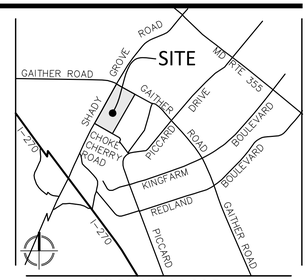
DATE ISSUED: 11/17/2023
VIKA PROJECT VM50554L
DRAWING NO.
SHEET NO. SP-7

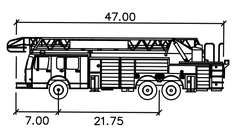




VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- MAIN ENTRANCE
- WATER LINE AND FITTING (8"W)
- FIRE DEPARTMENT CONNECTION
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- BUILDING HEIGHT ALLOWED / BUILDING HEIGHT ILLUSTRATED (120' / 75')
- CONCEPTUAL DOORWAY LOCATION
- FIRE TRUCK MOVEMENT (AT 729 TRUCK)
- FIRE ACCESS PATH
- EXISTING TRAFFIC SIGNAL
- FIRE DEPARTMENT ACCESS BOX (FD)



AT29 feet

Width	: 8.25
Track	: 8.25
Lock to Lock Time	: 6.00
Steering Angle	: 33.20

40 20 0 40 80 120
SCALE: 1"=40'

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SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

PHASE 2 COMMERCIAL LEVEL 2 SITE PLAN FIRE PROTECTION PLAN

PROFESSIONAL SEAL

STATE OF MARYLAND · MICHAEL B. GOODMAN · No. 27721 · PROFESSIONAL ENGINEER

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LICENSE No.: 27721
EXPIRATION DATE: July 19, 2026

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DESIGNED BY: MBG
DATE ISSUED: 11/17/2023

VIKA PROJECT VM50554L
DRAWING NO.
SHEET NO. SP-8

LAYOUT: SP-8 FDA, Plotted By: mcrowell

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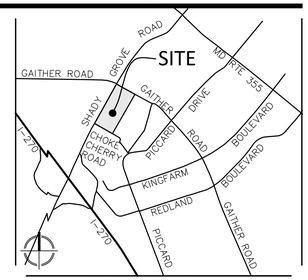

VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- MAIN ENTRANCE
- WATER LINE AND FITTING (8"W)
- FIRE DEPARTMENT CONNECTION
- EXISTING FIRE HYDRANT
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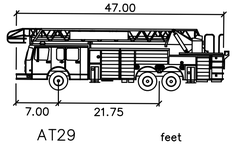
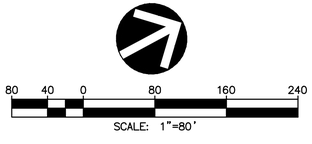


AT29 feet

Width	: 8.25
Track	: 8.25
Lock to Lock Time	: 6.00
Steering Angle	: 33.20



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SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

OVERALL FIRE PROTECTION PLAN

PROFESSIONAL SEAL
STATE OF MARYLAND
MICHAEL B. GOODMAN
No. 27721
PROFESSIONAL ENGINEER

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LICENSE No.: 27721
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DRAWN BY: EJS
DESIGNED BY: MBG
DATE ISSUED: 11/17/2023
VIKA PROJECT: VM50554L
DRAWING NO.
SHEET NO. SP-8A

Open Area Sec.25.13.05		
	APPROVED PJT2017-00007	
Gross Tract Area	**1,354,716 sf**	
Gaither Road ROW Dedication	**6,098 sf**	
Choke Cherry Road ROW Dedication	**22,651 sf**	
Overall Net Site Area	**1,325,966 sf**	
	Required	***Approved***
Open Area (%)	**20 %**	**30.4 %**
Open Area (sf)	**265,193 sf**	**412,349 sf**
Public Use Space (%)	**5 %**	**10.5 %**
Public Use Space (sf)	**67,736 sf**	**142,677 sf**

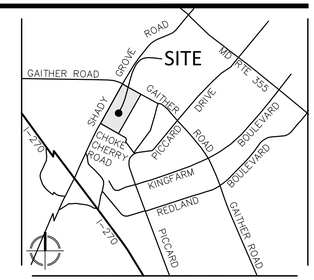
	APPROVED STP2020-00393	
	Overall	**STP2020-0393**
Gross Tract Area	1,354,716 sf	502,251 sf
Proposed Dedications	25,809 sf	25,809 sf
Net Site Area	1,328,907 sf	476,442 sf
		Approved
Open Area (% of Overall Net Site area)		21.6 %
Open Area (sf)		286,709 sf
Public Use Space (% of Net Site Area)		3.3 %
Public Use Space (sf)		44,357 sf

	Multifamily/Commercial Parcel	
	Overall	**Commercial Phase**
Parcel Area	1,354,716 sf	575,923 sf
Previous Dedications	25,809 sf	
Gaither Road ROW Dedication		3,520 sf
Discovery Street ROW Dedication		60,973 sf
Progress Street ROW Dedication		34,352 sf
Choke Cherry Road ROW Dedication		2,196 sf
Shady Grove Road ROW Dedication		19,015 sf
Lot 1B		158,450 sf
Lot 1C		31,430 sf
Net Parcel Area	1,018,971 sf	265,987 sf
		Proposed
Open Area (% of Overall Net Site area)		8.9 %
Open Area (sf)		90,194 sf
Public Use Space (% of Net Site Area)		1.5 %
Public Use Space (sf)		15,296 sf

PARCEL BOUNDARY

OPEN AREA
(INCLUDES PUBLIC USE SPACE)

PUBLIC USE SPACE



VICINITY MAP
SCALE: 1" = 2000'

OPEN AREA/PUBLIC USE SPACE RUNNING TABULATION

Open Area Required Per Approved PJT2017-00007 Open Area (%)	***33.3 %***
Open Area Provided on Approved STP2020-00393 (%)	21.6 %
Open Area Provided on Commercial Phase (%)	7.5 %
TOTAL OPEN AREA REMAINING TO BE PROVIDED ON FUTURE PHASES (sf)	**4.3 %**

Open Area Required Per Approved PJT2017-00007 Open Area (sf)	***442,134 sf***
Open Area Provided on Approved STP2020-00393 (sf)	286,709 sf
Open Area Provided on Commercial Phase (sf)	90,194 sf
TOTAL OPEN AREA REMAINING TO BE PROVIDED ON FUTURE PHASES (sf)	**65,231 sf**

Public Use Space Required Per Approved PJT2017-00007 Public Use Space (%)	***12.9 %***
Public Use Space Provided on Approved STP2020-00393 (%)	3.3 %
Public Use Space Provided on Commercial Phase (%)	1.3 %
TOTAL PUBLIC USE SPACE REMAINING TO BE PROVIDED ON FUTURE PHASES (%)	**8.3 %**

Public Use Space Required Per Approved PJT2017-00007 Public Use Space (sf)	***171,626 sf***
Public Use Space Provided on Approved STP2020-00393 (sf)	44,357 sf
Public Use Space Provided on Commercial Phase (sf)	15,296 sf
TOTAL PUBLIC USE SPACE REMAINING TO BE PROVIDED ON FUTURE PHASES (sf)	**111,973 sf**

NOT FOR CONSTRUCTION

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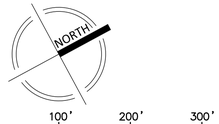

100' 50' 0 100' 200' 300'
SCALE: 1"= 100'

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SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

PHASE 2 COMMERCIAL OPEN AREA PLAN COMPOSITE

PROFESSIONAL SEAL

STATE OF MARYLAND
MICHAEL B. GOODMAN
No. 27721
PROFESSIONAL ENGINEER

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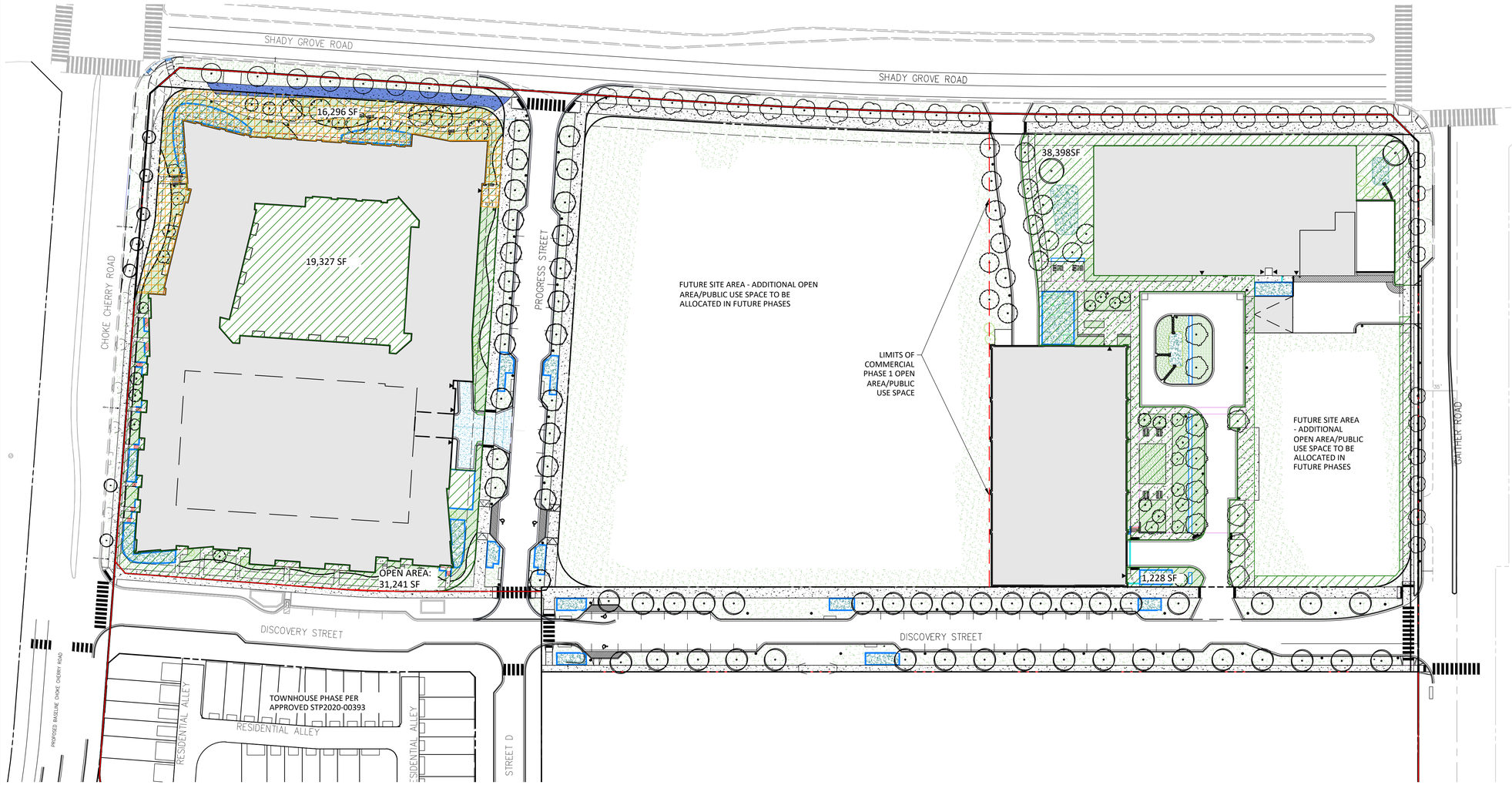
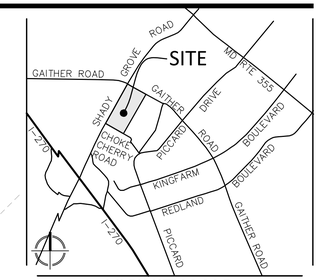
DRAWN BY: RS
DESIGNED BY: MBG
DATE ISSUED: 11/17/2023

VIKA PROJECT VM50554L

DRAWING NO.

SHEET NO. SP-9



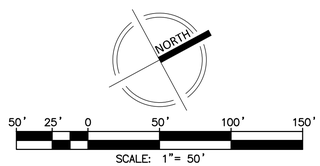


VICINITY MAP
SCALE: 1" = 2000'

PARCEL BOUNDARY

OPEN AREA
(INCLUDES PUBLIC USE SPACE)

PUBLIC USE SPACE



SCALE: 1"= 50'

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Open Area (%)	**20 %**	**30.4 %**
Open Area (sf)	**265,193 sf**	**412,349 sf**
Public Use Space (%)	**5 %**	**10.5 %**
Public Use Space (sf)	**67,736 sf**	**142,677 sf**

	APPROVED STP2020-00393	
	Overall	**STP2020-0393**
Gross Tract Area	1,354,716 sf	502,251 sf
Proposed Dedications	25,809 sf	25,809 sf
Net Site Area	1,328,907 sf	476,442 sf
		Approved
Open Area (% of Overall Net Site area)		21.6 %
Open Area (sf)		286,709 sf
Public Use Space (% of Net Site Area)		3.3 %
Public Use Space (sf)		44,357 sf

	Multifamily/Commercial Parcel	
	Overall	**Commercial Phase**
Parcel Area	1,354,716 sf	575,923 sf
Previous Dedications	25,809 sf	
Gaither Road ROW Dedication		3,520 sf
Discovery Street ROW Dedication		60,973 sf
Progress Street ROW Dedication		34,352 sf
Choke Cherry Road ROW Dedication		2,196 sf
Shady Grove Road ROW Dedication		19,015 sf
Lot 1B		158,450 sf
Lot 1C		31,430 sf
Net Parcel Area	1,018,971 sf	265,987 sf
		Proposed
Open Area (% of Overall Net Site area)		8.9 %
Open Area (sf)		90,194 sf
Public Use Space (% of Net Site Area)		1.5 %
Public Use Space (sf)		15,296 sf

OPEN AREA/PUBLIC USE SPACE RUNNING TABULATION

Open Area Required Per Approved PJT2017-00007 Open Area (%)	***30.4 %***
Open Area Provided on Approved STP2020-00393 (%)	21.6 %
Open Area Provided on Commercial Phase (%)	8.9 %
Total Open Area To Be Provided on Future Phases (%)	**0.0 %**

Open Area Required Per Approved PJT2017-00007 Open Area (sf)	***412,349 sf***
Open Area Provided on Approved STP2020-00393 (sf)	286,709 sf
Open Area Provided on Commercial Phase (sf)	90,194 sf
Total Open Area To Be Provided on Future Phases (sf)	**35,446 sf**

Public Use Space Required Per Approved PJT2017-00007 Public Use Space (%)	***10.5 %***
Public Use Space Provided on Approved STP2020-00393 (%)	3.3 %
Public Use Space Provided on Commercial Phase (%)	1.5 %
Total Public Use Space To Be Provided on Future Phases (%)	**5.7 %**

Public Use Space Required Per Approved PJT2017-00007 Public Use Space (sf)	***142,677 sf***
Public Use Space Provided on Approved STP2020-00393 (sf)	44,357 sf
Public Use Space Provided on Commercial Phase (sf)	15,296 sf
Total Public Use Space To Be Provided on Future Phases (sf)	**83,024 sf**

NOT FOR CONSTRUCTION

"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.

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301.916.4100 | vika.com

Our Site Set on the Future.

PREPARED FOR:
BXP SHADY GROVE LOT 5 LLC
BXP SHADY GROVE LOT 6 LLC
BXP SHADY GROVE LOT 7 LLC
BXP SHADY GROVE LOT 8 LLC
2200 PENNSYLVANIA AVENUE, NW
SUITE 200W
WASHINGTON DC, 20037
301-704-5447
CJ OVERLY
COVERLY@BXP.COM

DESIGN CONSULTANTS

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CONTACT: SCOTT GECZI

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

SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

PHASE 2 COMMERCIAL OPEN AREA PLAN

PROFESSIONAL SEAL

STATE OF MARYLAND · MICHAEL B. GOODMAN · No. 27721 · 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. ENGINEER'S NAME: Michael B. Goodman, P.E. LICENSE No.: 27721 EXPIRATION DATE: July 19, 2026

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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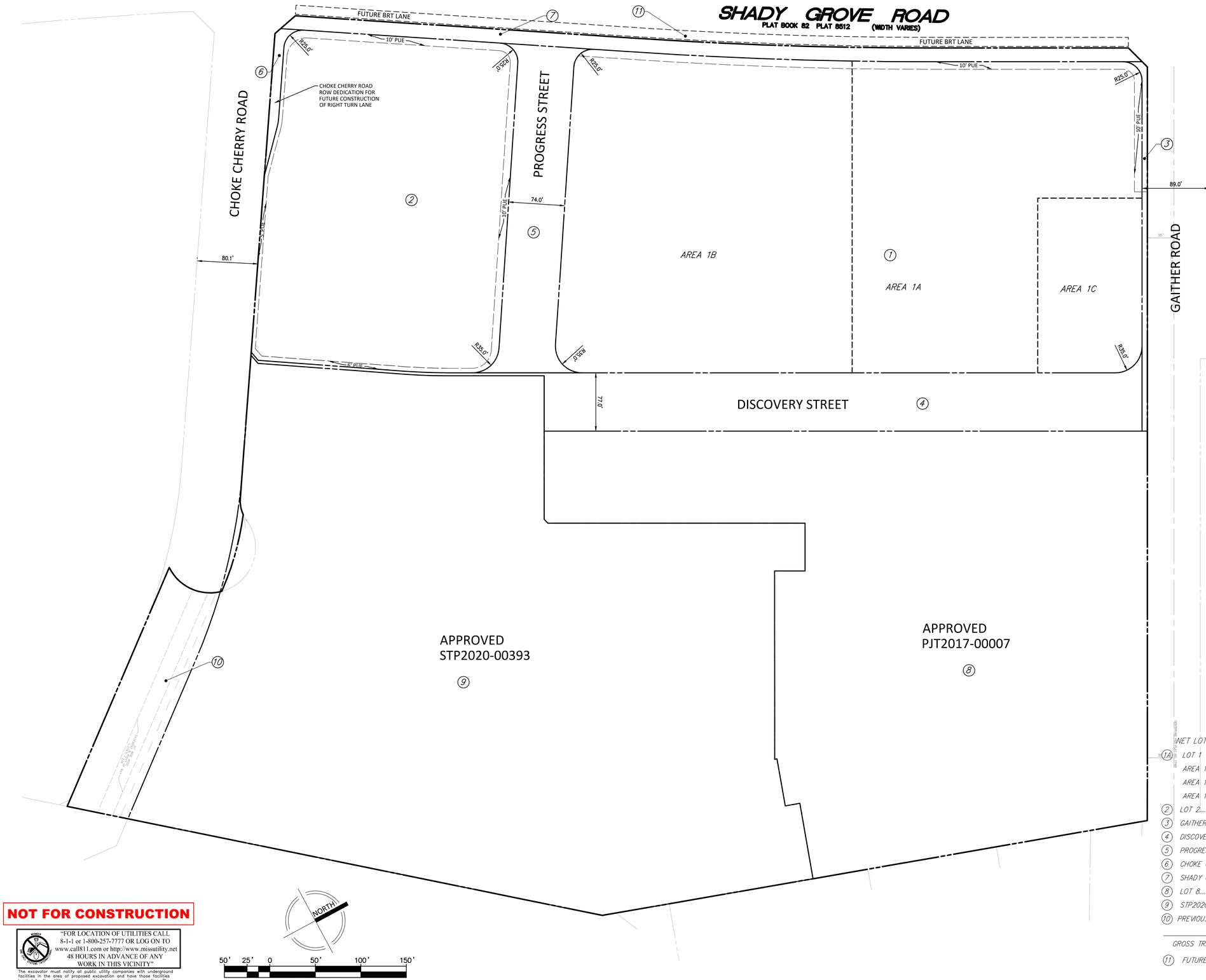
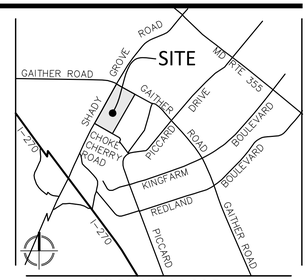
DRAWN BY: RS
DESIGNED BY: MBG
DATE ISSUED: 11/17/2023
VIKA PROJECT VM50554L
DRAWING NO.
SHEET NO. SP-10

P:\50501-51000\50554\CAD\COMMERCIAL-MULTIFAMILY\SITE\10 SHEETS\50554200_CM_MF_P_OPEN SPACE.dwg — Friday, August 1, 2025 1:35:36 PM

LAYOUT: OPEN SPACE 505C, Plotted By: mcrowell





VICINITY MAP
SCALE: 1" = 2000'

LOTTING DIAGRAM

	NET LOT AREA			
1A	LOT 1	314,988 SF.	OR	7.2311 ACRES
	AREA 1A	125,107.8 SF.	OR	2.8720 ACRES
	AREA 1B	158,450.2 SF.	OR	3.6375 ACRES
	AREA 1C	31,430.9 SF.	OR	0.7215 ACRES
2	LOT 2	139,571 SF.	OR	3.2041 ACRES
3	GAITHER ROAD ROW DEDICATION	3,520 SF.	OR	0.0808 ACRES
4	DISCOVERY STREET ROW DEDICATION	62,524 SF.	OR	1.4353 ACRES
5	PROGRESS STREET ROW DEDICATION	32,758 SF.	OR	0.7520 ACRES
6	CHOKE CHERRY ROAD ROW DEDICATION	2,196 SF.	OR	0.0504 ACRES
7	SHADY GROVE ROAD ROW DEDICATION	20,357 SF.	OR	0.4673 ACRES
8	LOT 8	276,551 SF.	OR	6.3487 ACRES
9	STP2020-00393	476,442 SF.	OR	10.9376 ACRES
10	PREVIOUS CHOKE CHERRY DEDICATION	25,809 SF.	OR	0.5925 ACRES
	GROSS TRACT AREA	1,354,716 SF.	OR	31.1000 ACRES
11	FUTURE BRT LANE	13,193 SF.	OR	0.3029 ACRES

NOT FOR CONSTRUCTION

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www.call811.com or http://www.missutility.net
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NORTH

50' 25' 0 50' 100' 150'
SCALE: 1"= 50'

LAYOUT: LOTTING, Plotted By: schlatter

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Germantown, MD 20874
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SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

PHASE 2 COMMERCIAL LOTTING PLAN

PROFESSIONAL SEAL
STATE OF MARYLAND
MICHAEL B. GOODMAN
No. 27721
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. ENGINEER'S NAME: Michael B. Goodman, P.E. LICENSE No.: 27721 EXPIRATION DATE: July 19, 2026

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SHEET NO. SP-11

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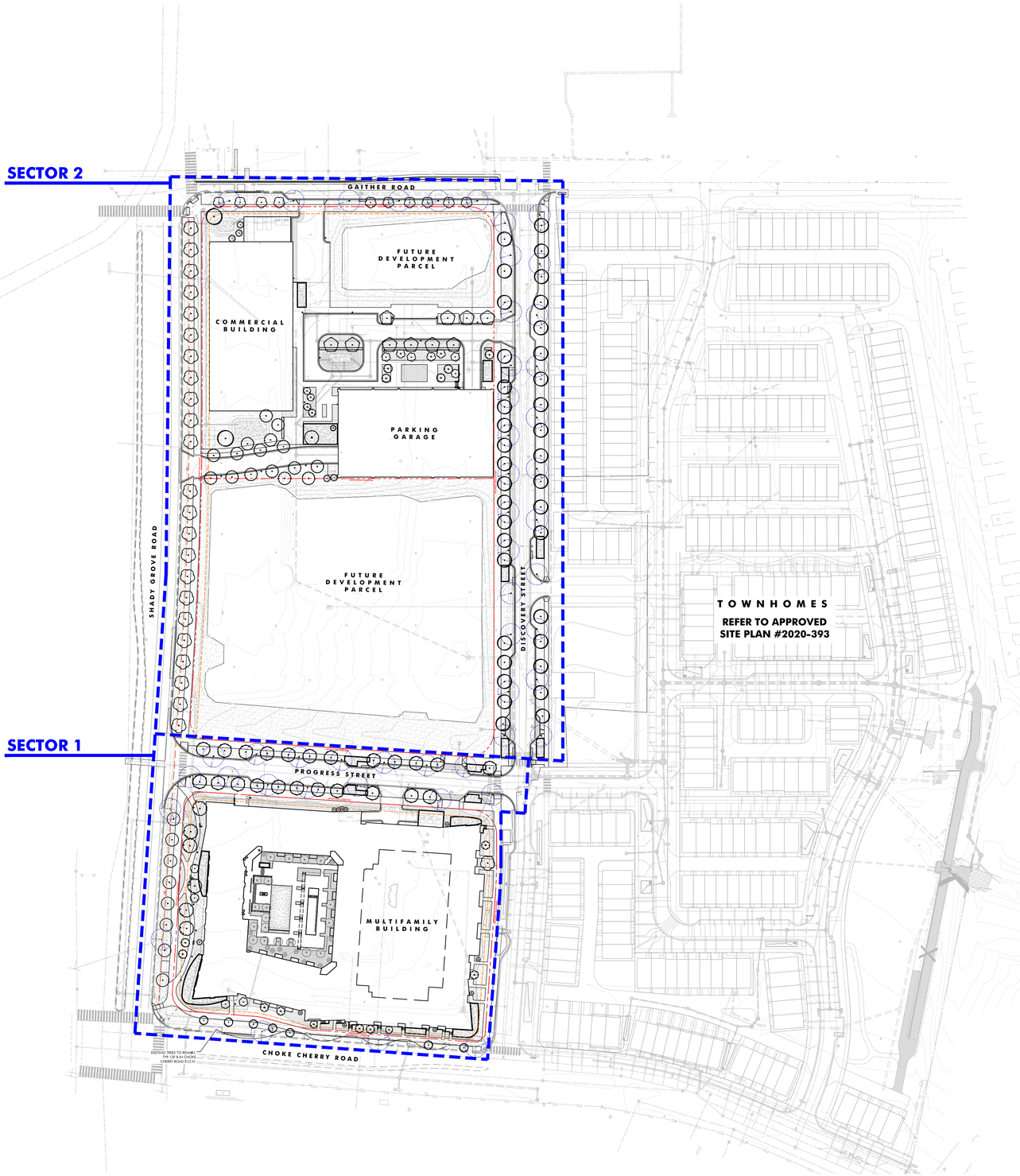
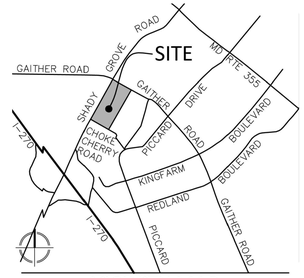


01 LANDSCAPE PLAN - OVERALL
1"=80'-0"

FEET 0 40 80 160
NORTH



VICINITY MAP
SCALE: 1" = 2000'

LANDSCAPE DRAWING INDEX

NUMBER	TITLE
L100	LANDSCAPE PLAN - OVERALL
L101	LANDSCAPE PLAN - SECTOR 1
L102	LANDSCAPE PLAN - SECTOR 2
L201	SITE LIGHTING PLAN - SECTOR 1
L202	SITE LIGHTING PLAN - SECTOR 2
L210*	PHOTOMETRIC MULTIFAMILY PHASE 1
L211*	PHOTOMETRIC COMMERCIAL PHASE 1
L510	SITE LIGHTING DETAILS
L600	PLANTING DETAILS + PLANT SCHEDULE

* BY VIKA

SHADY GROVE INNOVATION DISTRICT PHASE 2

4TH ELECATION DISTRICT
MONTGOMERY COUNTY, MARYLAND

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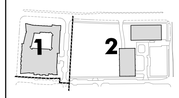
KEY PLAN

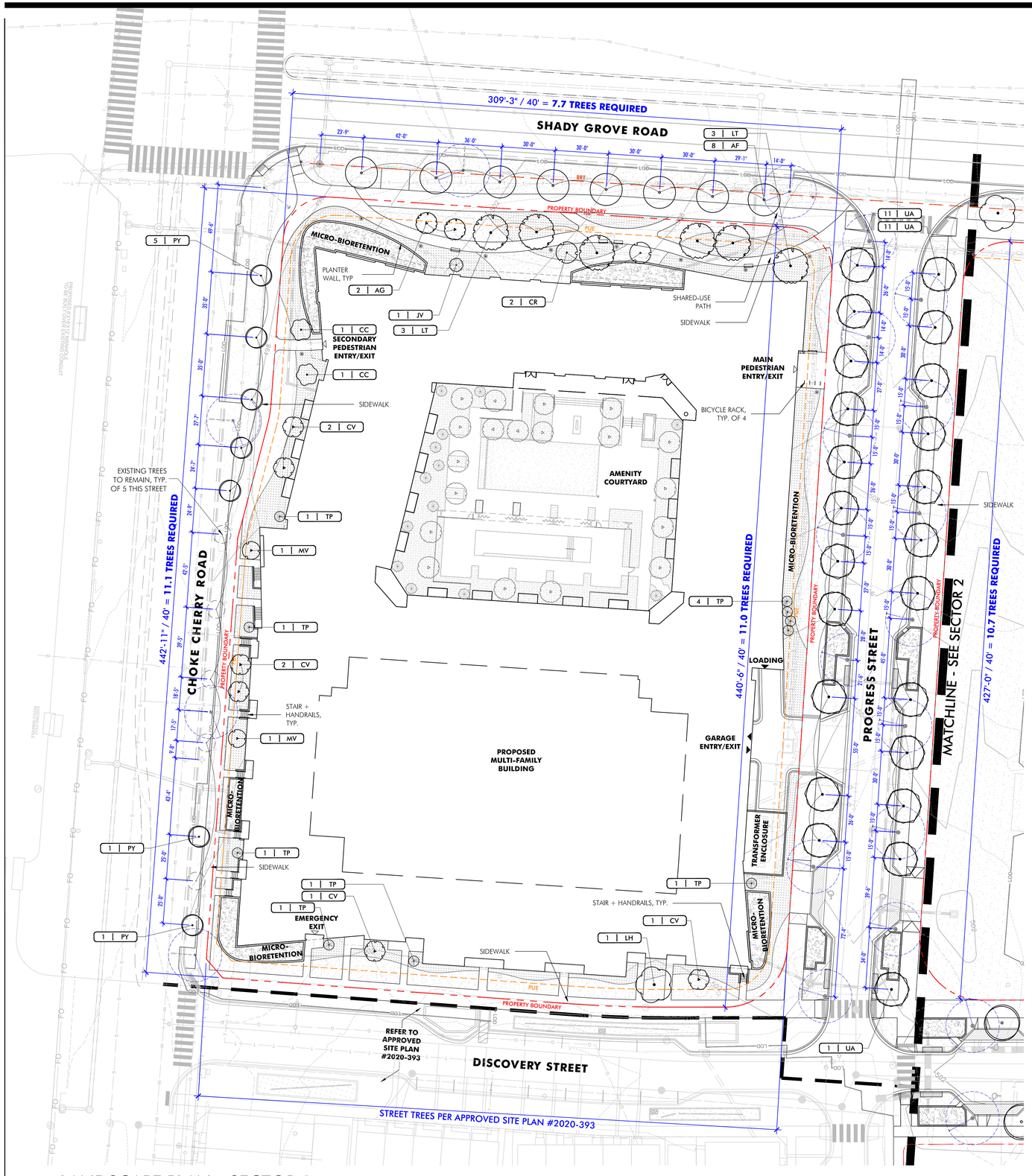


REVISIONS

-	SITE PLAN SUBMISSION	05.22.2024
-	SITE PLAN SUBMISSION 02	09.20.2024
-	SITE PLAN SUBMISSION 03	02.26.2025
-	SITE PLAN SUBMISSION 04	05.16.2025
-	SITE PLAN SUBMISSION 05	07.30.2025

LANDSCAPE PLAN - OVERALL

L100



01 LANDSCAPE PLAN - SECTOR 1
1"=30'-0"

FEET 0 15 30 60
NORTH

LEGEND - RESIDENTIAL SITE FURNISHINGS

- BENCH
- LITTER + RECYCLING BINS
- BICYCLE RACK

LEGEND - PLANTING

- PROPOSED CANOPY TREE (SYMBOLS VARY)
- PROPOSED UNDERSTORY TREE (SYMBOLS VARY)
- PROPOSED EVERGREEN TREE
- EXISTING TREE
- PLANTING BED
- MICRO-BIORETENTION PLANTING BED
- LAWN

LEGEND - SITE LIGHTING

- XPA - POLE LIGHT ROCKVILLE STANDARD
- XPB - POLE LIGHT
- XWA - WALL LIGHT
- EXISTING COBRA HEAD LIGHT FIXTURE TO REMAIN

SHADY GROVE INNOVATION DISTRICT PHASE 2

4TH ELECATION DISTRICT
MONTGOMERY COUNTY, MARYLAND

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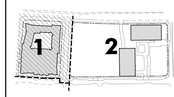
KEY PLAN



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-	SITE PLAN SUBMISSION 04	05.16.2025
-	SITE PLAN SUBMISSION 05	07.30.2025

LANDSCAPE PLAN - SECTOR 1

L101

749'-7" / 40' = **18.7 TREES REQUIRED**

773'-6" / 40' = **19.3 TREES REQUIRED**

220'-1" / 40' = **5.5 TREES REQUIRED**

494'-6" / 40' = **12.4 TREES REQUIRED**

410'-5" / 40' = **10.3 TREES REQUIRED**

SHADY GROVE ROAD

GAITHER ROAD

DISCOVERY STREET

MATCHLINE - SEE SECTOR 1

PROPERTY BOUNDARY

BRT

BRLN

LOD

FUTURE DEVELOPMENT SITE

PROPOSED COMMERCIAL BUILDING

PROPOSED PARKING GARAGE

SHARED-USE PATH

BICYCLE RACK, TYP. OF 4

ENTRY DRIVE + DROP-OFF

SIDEWALK

MAIN PEDESTRIAN ENTRY/EXIT

PEDES-TRIAN ENTRY/ EXIT

LOADING

LOADING AREA

TRANSFORMER / GENERATOR AREA

MICRO-BIO-RETENTION

MICRO-BIORETENTION

VEHICULAR ENTRY/EXIT

PEDESTRIAN ENTRY/EXIT

TRANSFORMER

PLANTER WALL, TYP.

REMOVABLE BOLLARD, TYP. OF 3

POLE LIGHT, TYP.

LAWN

STAIR + HANDRAILS

LAY-BY

12 | LH

11 | LH

6 | TX

1 | FG

3 | IO

2 | TX

4 | MV

4 | PR

8 | TX

2 | IO

1 | JV

1 | BN

2 | AG

1 | CC

1 | HV

2 | GT

1 | GT

4 | GT

3 | GT

6 | PR

1 | AG

1 | QI

30'-0", TYP.

LEGEND - COMMERCIAL SITE FURNISHINGS

- BENCH
- SITE FURNITURE
- LITTER + RECYCLING BINS
- BICYCLE RACK
- REMOVABLE BOLLARD

LEGEND - PLANTING

- PROPOSED CANOPY TREE (SYMBOLS VARY)
- PROPOSED UNDERSTORY TREE (SYMBOLS VARY)
- PROPOSED EVERGREEN TREE
- EXISTING TREE
- PLANTING BED
- MICRO-BIORETENTION PLANTING BED
- LAWN

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- XPA - POLE LIGHT ROCKVILLE STANDARD
- XPB - POLE LIGHT
- XWA - WALL LIGHT
- EXISTING COBRA HEAD LIGHT FIXTURE TO REMAIN

SHADY GROVE INNOVATION DISTRICT PHASE 2

4TH ELECATION DISTRICT
MONTGOMERY COUNTY, MARYLAND

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KEY PLAN

1 2

REVISIONS

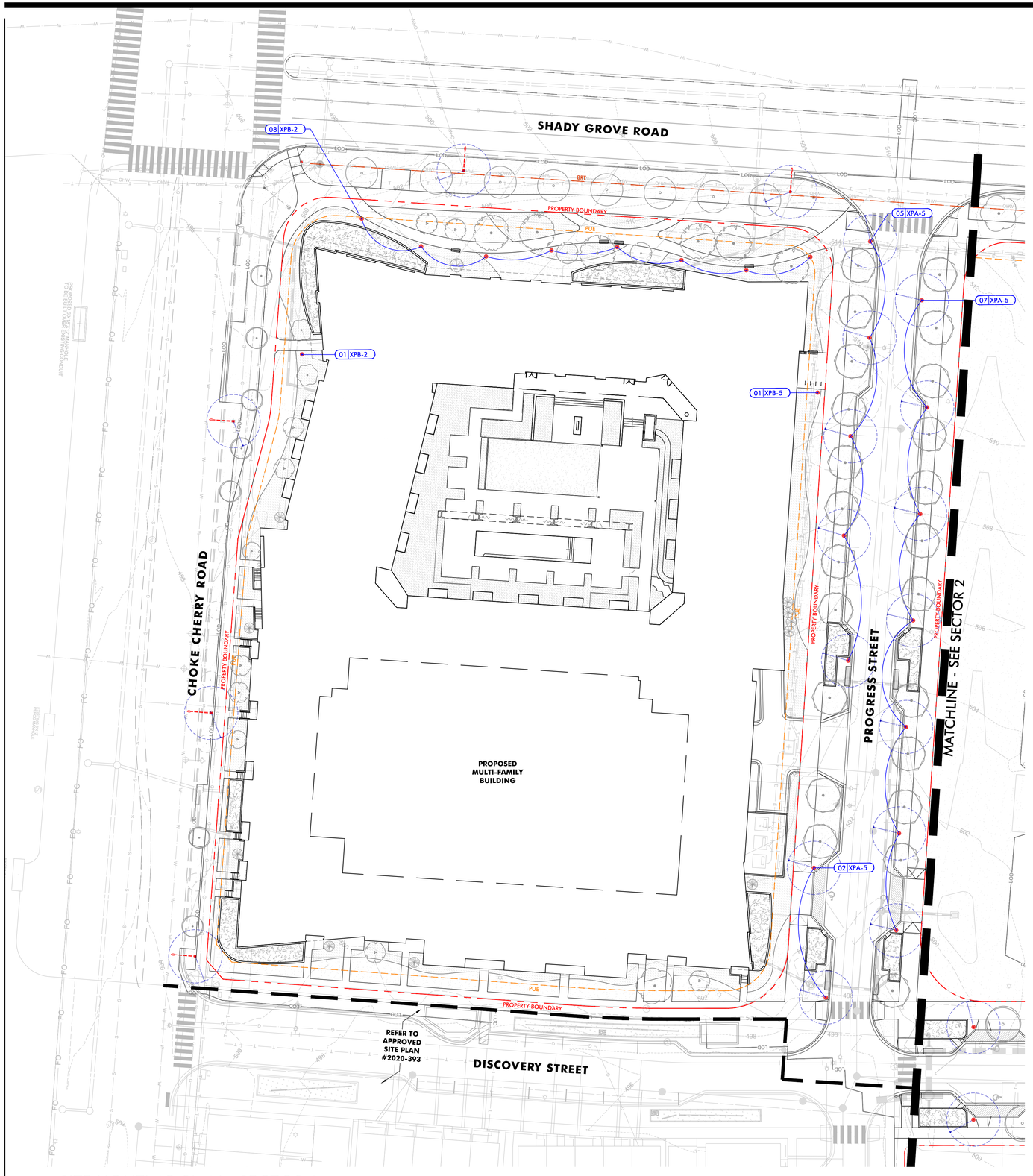
SITE PLAN SUBMISSION	05.22.2024
SITE PLAN SUBMISSION 02	09.20.2024
SITE PLAN SUBMISSION 03	02.26.2025
SITE PLAN SUBMISSION 04	05.16.2025
SITE PLAN SUBMISSION 05	07.30.2025

LANDSCAPE PLAN - SECTOR 2

L102

01 LANDSCAPE PLAN - SECTOR 2
1"=30'-0"

FEET 0 15 30 60
NORTH



01 SITE LIGHTING PLAN - SECTOR 1
1"=30'-0"

LEGEND - SITE LIGHTING

- XPA - POLE LIGHT ROCKVILLE STANDARD
- XPB - POLE LIGHT
- XWA - WALL LIGHT
- EXISTING COBRA HEAD LIGHT FIXTURE TO REMAIN

NARRATIVE - SITE LIGHTING

SITE LIGHTING IMPLEMENTED DURING THE PROJECT CONSTRUCTION WILL COMPLY WITH THE CITY OF ROCKVILLE'S *LANDSCAPING, SCREENING AND LIGHTING MANUAL*: https://www.rockvillemd.gov/DocumentCenter/View/244/Landscaping-Screening-and-Lighting-Manual-and-Resolution

STREET LIGHTS, FOLLOWING THE CITY OF ROCKVILLE'S STANDARD SPECIFICATIONS FOR STREET LIGHTS, WILL BE INSTALLED IN THE RIGHT-OF-WAY PER THE CITY'S STANDARD DETAILS. POLE LIGHTS AND WALL PACK LIGHTS ARE UTILIZED WITHIN THE PROPERTY BOUNDARY.

PLEASE REFER TO SHEETS L210 AND L211 FOR PHOTOMETRIC CALCULATIONS, AND SHEET LS10 FOR THE SPECIFIED FIXTURE CUT SHEETS.

ON-SITE LIGHTING WILL MEET THE FOLLOWING STANDARDS SET FORTH IN THE CITY OF ROCKVILLE'S *LANDSCAPING, SCREENING AND LIGHTING MANUAL*:

SECTION 5.d: LIGHTING STANDARDS
THE FOLLOWING STANDARDS APPLY TO ALL EXTERIOR LIGHTING FIXTURES PERMITTED AFTER (DATE OF ADOPTION) REGARDLESS OF ZONE OR LOCATION WITHIN THE CITY. ALL EXISTING LIGHT FIXTURES THAT DO NOT COMPLY WITH THESE STANDARDS ARE NONCONFORMING AND SUBJECT TO THE PROVISIONS FOR DEVELOPMENT NONCONFORMITIES SET FORTH IN ARTICLE 8 OF THE CITY'S ZONING ORDINANCE.

1. *ALL LIGHTS MUST BE SHIELDED IN SUCH A WAY AS TO DIRECT ALL LIGHT TOWARDS THE EARTH'S SURFACE AND AWAY FROM REFLECTIVE SURFACES. INCIDENTAL DECORATIVE LIGHTING MAY BE DIRECTED TOWARDS THE SKY IF APPROVED BY THE CHIEF OF PLANNING OR THE PLANNING COMMISSION DURING THE SITE PLAN REVIEW PROCESS. 9 LANDSCAPING, SCREENING AND LIGHTING MANUAL*
2. *LIGHT FIXTURES OF LAMPS MUST BE SHIELDED / SHADED IN SUCH A MANNER AS TO DIRECT THE INCIDENT RAYS AWAY FROM ALL ADJACENT PROPERTY.*
3. *LIGHTS ON POLES MUST NOT BE TALLER THAN THE BUILDING WHOSE AREA THEY ILLUMINATE NOR TALLER THAN FIFTEEN FEET, WHICHEVER IS SHORTER.*
4. *ALL FIXTURES MUST MEET THE BUILDING CODE REQUIREMENTS.*
5. *ANY FACILITIES THAT REQUIRE FLOODLIGHTING MAY NOT ARRANGE THE LIGHT IN SUCH A WAY THAT IT WILL SHINE TOWARDS A ROADWAY, ONTO AN ADJACENT RESIDENTIAL PROPERTY OR A RESIDENTIAL USE PROPERTY, OR INTO THE NIGHT SKY.*
6. *ALL OUTDOOR LIGHTING FIXTURES MUST BE AIMED, LOCATED, AND MAINTAINED SO AS NOT TO PRODUCE DISABILITY GLARE.*
7. *HIGH INTENSITY LIGHT BEAMS IN THE FORM OF OUTDOOR SEARCHLIGHTS, LASERS, OR STROBE LIGHTS ARE NOT PERMITTED EXCEPT AS REQUIRED BY FEDERAL, STATE, OR LOCAL PUBLIC SAFETY REGULATIONS.*

SHADY GROVE INNOVATION DISTRICT PHASE 2

4TH ELECATION DISTRICT
MONTGOMERY COUNTY, MARYLAND

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703.548.5010

MASTER DEVELOPER
BXP LIFE SCIENCES
2200 Pennsylvania Ave. NW, Suite 200W
Washington, DC 200037
202.585.0855

DEVELOPER - RESIDENTIAL
BOZZUTO DEVELOPMENT
2200 Pennsylvania Ave. NW, Suite 200W
Washington, DC 200037
202.585.0855

ARCHITECT - OFFICE
GENSLER
2020 K Street NW
Washington DC 20006
202.721.52000

ARCHITECT - RESIDENTIAL
DESIGN COLLECTIVE
100 East Pratt Street, 18th Floor
Baltimore, MD 21202
410.685.6655

CIVIL ENGINEER
VIKA MARYLAND, LLC
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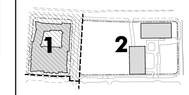
Germantown, MD 20874
301.916.4100

TRANSPORTATION ENGINEER
GOROVE SLADE
1140 Connecticut Ave NW, Suite 1010
Washington, DC 20036
202.296.8625

KEY PLAN



REVISIONS

·	SITE PLAN SUBMISSION	05.22.2024
·	SITE PLAN SUBMISSION 02	09.20.2024
·	SITE PLAN SUBMISSION 03	02.26.2025
·	SITE PLAN SUBMISSION 04	05.16.2025
·	SITE PLAN SUBMISSION 05	07.30.2025

SITE LIGHTING PLAN - SECTOR 1

L201

SHADY GROVE ROAD

BRT

PROPERTY BOUNDARY

BRLN

03 XPB-5

PROPOSED COMMERCIAL BUILDING

01 XPB-4

01 XWA-4

02 XPA-5

01 XPB-2

01 XPB-4

06 XWA-4

01 XPB-4

04 XPA-5

FUTURE DEVELOPMENT SITE

MATCHLINE - SEE SECTOR 1

PROPERTY BOUNDARY

PROPOSED PARKING GARAGE

01 XPB-4

01 XPB-4

01 XPB-4

01 XPB-4

FUTURE DEVELOPMENT SITE

GAITHER ROAD

PROPERTY BOUNDARY

PROPERTY BOUNDARY

13 XPA-5

DISCOVERY STREET

03 XPA-5

08 XPA-5

01 SITE LIGHTING PLAN - SECTOR 2
1"=30'-0"

FEET 0 15 30 60

NORTH

LEGEND - SITE LIGHTING

- XPA - POLE LIGHT ROCKVILLE STANDARD
- XPB - POLE LIGHT
- XWA - WALL LIGHT
- EXISTING COBRA HEAD LIGHT FIXTURE TO REMAIN

NARRATIVE - SITE LIGHTING

SITE LIGHTING IMPLEMENTED DURING THE PROJECT CONSTRUCTION WILL COMPLY WITH THE CITY OF ROCKVILLE'S *LANDSCAPING, SCREENING AND LIGHTING MANUAL*: https://www.rockvillemd.gov/DocumentCenter/View/244/Landscaping-Screening-and-Lighting-Manual-and-Resolution

STREET LIGHTS, FOLLOWING THE CITY OF ROCKVILLE'S STANDARD SPECIFICATIONS FOR STREET LIGHTS, WILL BE INSTALLED IN THE RIGHT-OF-WAY PER THE CITY'S STANDARD DETAILS. POLE LIGHTS AND WALL PACK LIGHTS ARE UTILIZED WITHIN THE PROPERTY BOUNDARY.

PLEASE REFER TO SHEETS L210 AND L211 FOR PHOTOMETRIC CALCULATIONS, AND SHEET L510 FOR THE SPECIFIED FIXTURE CUT SHEETS.

ON-SITE LIGHTING WILL MEET THE FOLLOWING STANDARDS SET FORTH IN THE CITY OF ROCKVILLE'S *LANDSCAPING, SCREENING AND LIGHTING MANUAL*:

SECTION 5.d: LIGHTING STANDARDS
THE FOLLOWING STANDARDS APPLY TO ALL EXTERIOR LIGHTING FIXTURES PERMITTED AFTER (DATE OF ADOPTION) REGARDLESS OF ZONE OR LOCATION WITHIN THE CITY. ALL EXISTING LIGHT FIXTURES THAT DO NOT COMPLY WITH THESE STANDARDS ARE NONCONFORMING AND SUBJECT TO THE PROVISIONS FOR DEVELOPMENT NONCONFORMITIES SET FORTH IN ARTICLE 8 OF THE CITY'S ZONING ORDINANCE.

1. *ALL LIGHTS MUST BE SHIELDED IN SUCH A WAY AS TO DIRECT ALL LIGHT TOWARDS THE EARTH'S SURFACE AND AWAY FROM REFLECTIVE SURFACES. INCIDENTAL DECORATIVE LIGHTING MAY BE DIRECTED TOWARDS THE SKY IF APPROVED BY THE CHIEF OF PLANNING OR THE PLANNING COMMISSION DURING THE SITE PLAN REVIEW PROCESS. 9 LANDSCAPING, SCREENING AND LIGHTING MANUAL*
2. *LIGHT FIXTURES OF LAMPS MUST BE SHIELDED / SHADED IN SUCH A MANNER AS TO DIRECT THE INCIDENT RAYS AWAY FROM ALL ADJACENT PROPERTY.*
3. *LIGHTS ON POLES MUST NOT BE TALLER THAN THE BUILDING WHOSE AREA THEY ILLUMINATE NOR TALLER THAN FIFTEEN FEET, WHICHEVER IS SHORTER.*
4. *ALL FIXTURES MUST MEET THE BUILDING CODE REQUIREMENTS.*
5. *ANY FACILITIES THAT REQUIRE FLOODLIGHTING MAY NOT ARRANGE THE LIGHT IN SUCH A WAY THAT IT WILL SHINE TOWARDS A ROADWAY, ONTO AN ADJACENT RESIDENTIAL PROPERTY OR A RESIDENTIAL USE PROPERTY, OR INTO THE NIGHT SKY.*
6. *ALL OUTDOOR LIGHTING FIXTURES MUST BE AIMED, LOCATED, AND MAINTAINED SO AS NOT TO PRODUCE DISABILITY GLARE.*
7. *HIGH INTENSITY LIGHT BEAMS IN THE FORM OF OUTDOOR SEARCHLIGHTS, LASERS, OR STROBE LIGHTS ARE NOT PERMITTED EXCEPT AS REQUIRED BY FEDERAL, STATE, OR LOCAL PUBLIC SAFETY REGULATIONS.*

SHADY GROVE INNOVATION DISTRICT PHASE 2

4TH ELECATION DISTRICT
MONTGOMERY COUNTY, MARYLAND

LANDSCAPE ARCHITECT
ParkerRodriguez
101 North Union Street, Suite 320
Alexandria VA 22314
703.548.5010

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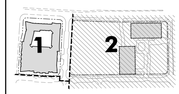
301.916.4100

TRANSPORTATION ENGINEER
GOROVE SLADE
1140 Connecticut Ave NW, Suite 1010
Washington, DC 20036
202.296.8625

KEY PLAN



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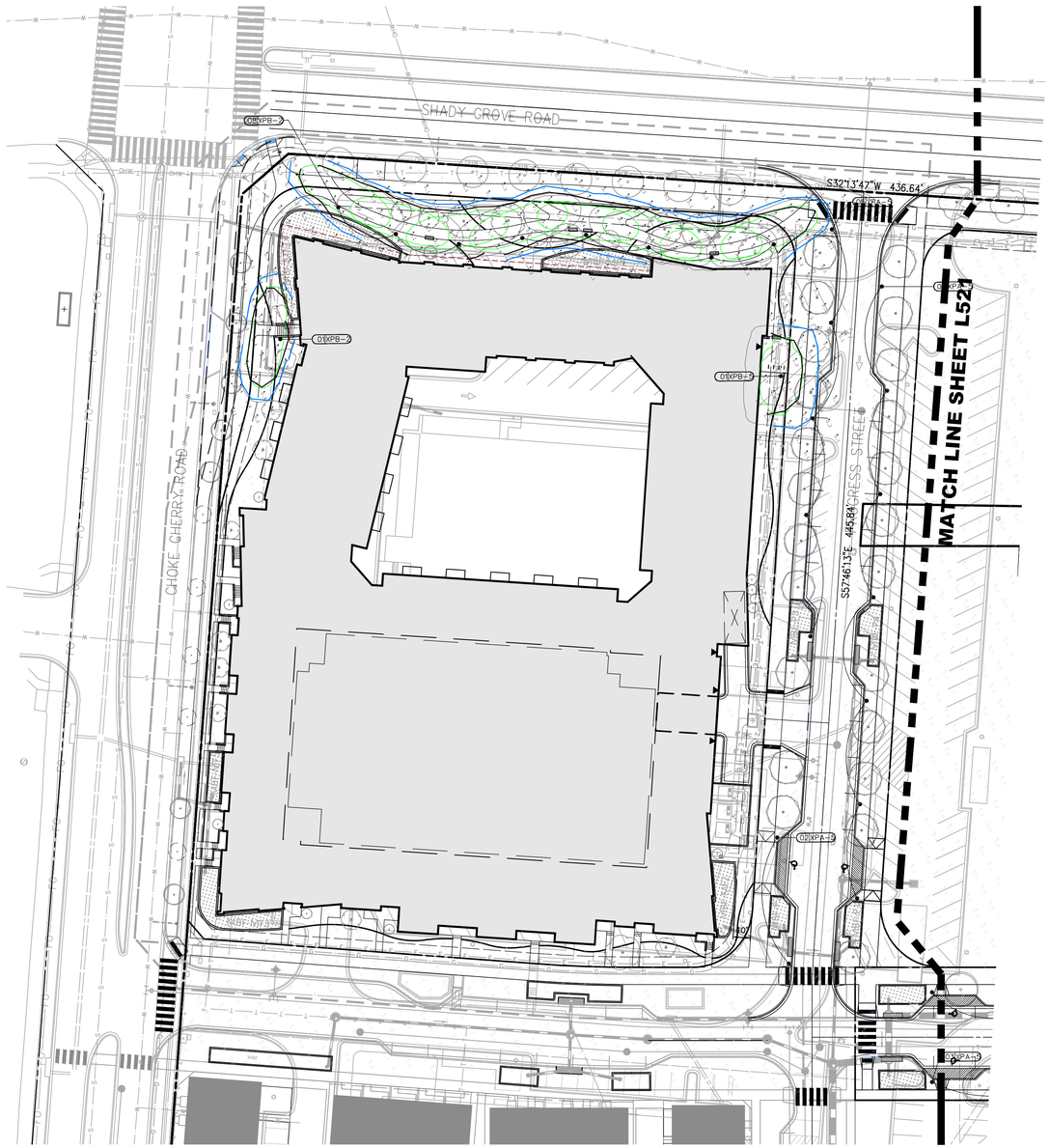
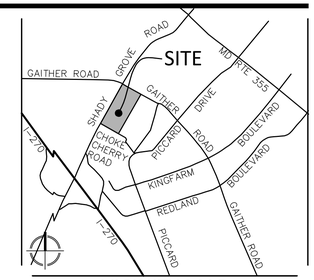
-	SITE PLAN SUBMISSION 05	07.30.2025

SITE LIGHTING PLAN - SECTOR 2

L202





VICINITY MAP
SCALE: 1" = 2000'

LEGEND - SITE LIGHTING

- XPB - POLE LIGHT - TYPE 2
- XPB - POLE LIGHT - TYPE 4
- XPB - POLE LIGHT - TYPE 5
- XWA - WALL LIGHT
- XPA - POLE LIGHT ROCKVILLE STANDARD
- EXISTING COBRA HEAD LIGHT FIXTURE TO REMAIN

SINGLE FOOT-CANDLE LEVEL

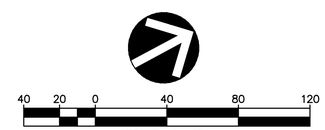
- 1.0
- 0.5

OVERALL FOOT-CANDLE LEVEL

- 1.0
- 0.5

NOTE:

SEE L510 FOR LIGHTING DETAILS.



SCALE: 1"=40'

NOT FOR CONSTRUCTION

"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:
BXP SHADY GROVE LOT 5 LLC
BXP SHADY GROVE LOT 6 LLC
BXP SHADY GROVE LOT 7 LLC
BXP SHADY GROVE LOT 8 LLC
2200 PENNSYLVANIA AVENUE, NW
SUITE 200W
WASHINGTON DC, 20037
301-704-5447
CJ OVERLY
COVERLY@BXP.COM

DESIGN CONSULTANTS

PLANNER, CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100
CONTACT: MICHAEL GOODMAN, PE

COMMERCIAL ARCHITECT
GENSLER
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CONTACT: DREW NAPOLITANO

RESIDENTIAL ARCHITECT
DESIGN COLLECTIVE, INC
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CONTACT: SCOTT GECZI

LANDSCAPE ARCHITECT
PARKERRODRIGUEZ
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ALEXANDRIA, VA 22314
703.548.5010
CONTACT: DAN AVRIT

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

SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

PHOTOMETRIC PLAN MULTIFAMILY PHASE 2

PROFESSIONAL SEAL
STATE OF MARYLAND · MICHAEL B. GOODMAN · No. 27721 · 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. ENGINEER'S NAME: Michael B. Goodman, P.E. LICENSE No.: 27721 EXPIRATION DATE: July 19, 2026

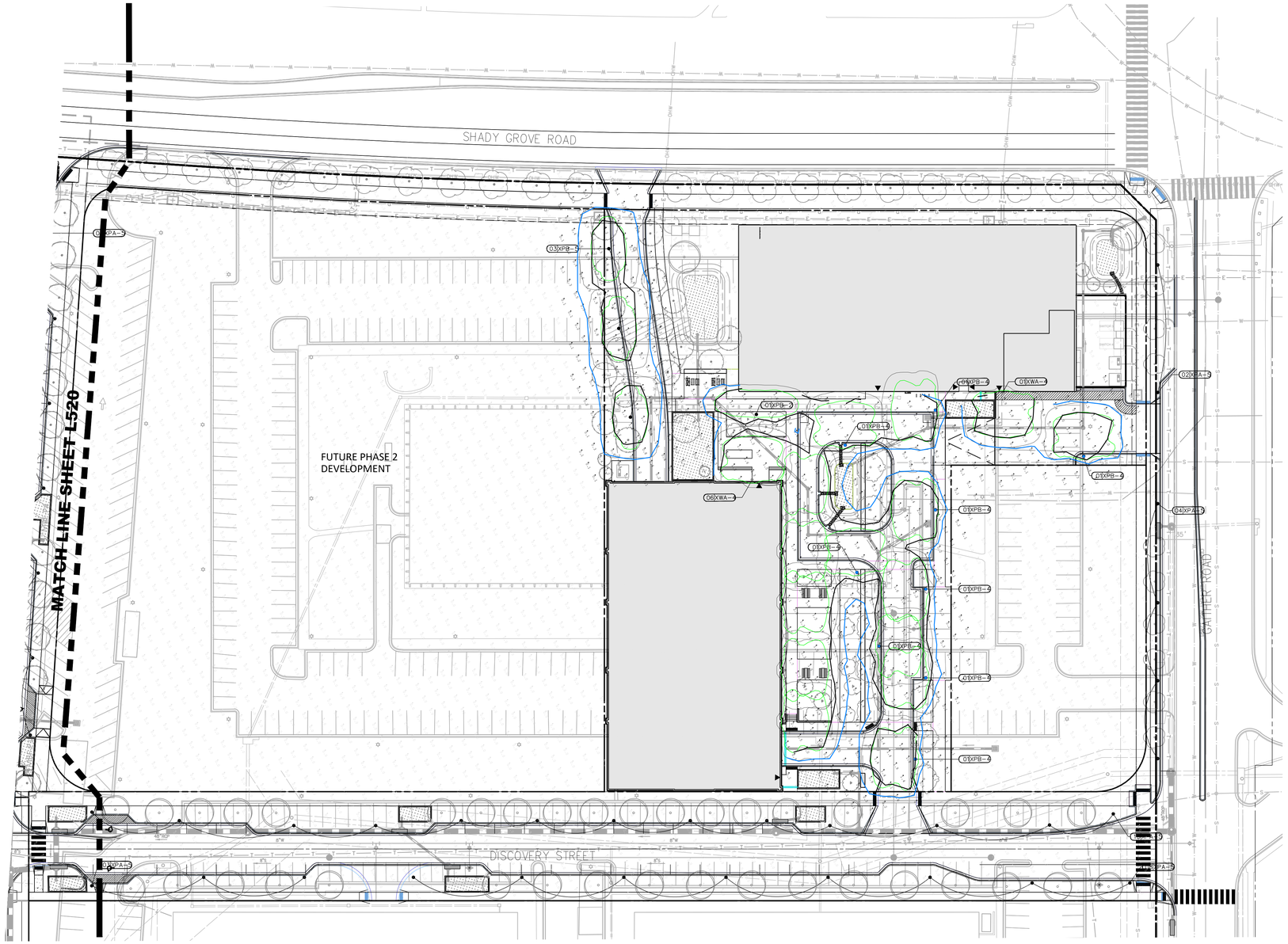
THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT 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.

© 2019 VIKA MARYLAND, LLC

DRAWN BY: JC
DESIGNED BY: XXX
DATE ISSUED: 05/15/2024
VIKA PROJECT: VM50554L
DRAWING NO.
SHEET NO. L210

P:\50501-55000\50554\CADD\COMMERCIAL-MULTIFAMILY\SHEETS\50554-0200_CM_MF_P_LIGHT_PHI.dwg — Thursday, July 31, 2025 4:43:33 PM

LAYOUT: L210, Plotted By: mcrowell


SHADY GROVE ROAD
MATCH LINE SHEET L520
FUTURE PHASE 2
DEVELOPMENT
DISCOVERY STREET
GAITHER ROAD
01XPA-S
03XPB-S
01XPB-S
06XWA-S
04XPB-S
01XWA-S
02XWA-S
04XPA-S
01XPE-S
01XPB-4
01XPB-5
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01XPB-43

HOLOPHANE
LEADER IN LIGHTING SOLUTIONS

Catalog Number	
Notes	Type

PUCL3
Utility Taft Series Luminaire Full Cutoff LED3

Mechanical
- Heavy grade A360 cast aluminum (<1% copper)
- Tool-less access with a spring-loaded latch
- Hidden hinge door allowing the door to swing open and remain open
- Optional internal or external NEMA twist lock photocontrol receptacle. Housing contains a tempered glass window to allow light to reach the cell for internal versions.
- Mount to slip-fitter that will accept 3" high by 2-7/8" to 3-1/8" O.D. pole tenon
- Decorative top cover contains stainless steel hinge which secures entry the LED optical chamber
- Polyester power coat paint to ensure maximum durability
- Rigorous multi-stage pre-treating and painting process yields a finish that achieves a scribe creepage rating of 8 (per ASTM D1654) after over 5,000 hours exposure to salt fog chamber (operated per ASTM B117) on standard and RAL finish options.
- RAL (RALxxxSDCR) paint colors are Super Durable Corrosion Resistant, 80% gloss.

Electrical
- Surge protection meets ANSI/IEEE C62.41.2 10kV/10kA.
- Standard SPD meets 20kV/10kA per ANSI C136.2-2015.
- Quick disconnect connectors for ease of installation and maintenance.
- Three pole terminal block is standard, with optional prewired leads for ease of installation
- LED electronic 0-10v dimmable driver meets maximum total harmonic distortion (THD) of 20%, >0.90 Power Factor and is ROHS compliant.
- Minimum operating temperature is -40°C.
- Electronic driver has an estimated minimum life of 100,000 hours at 25°C.

Optical
- IP65 rated optical compartment
- LED circuit board located in the top cover
- Asymmetric or Symmetric zero uplight distributions
- 2700K, 3000K and 4000K CCT
- 70CRI Standard

Control Options
- Field Adjustable Output (AO) module - Onboard device that adjusts the light output and input wattage to meet site specific requirements. The AO module is preset at the factory to position number 8
- nLight Air (ISR2R6 outdoor fixture-mounted-motion and photo-sensor, features a dual radio to communicate wirelessly to other nLight Air devices for group response to motion, on/off control in response to daylight and by switch – ISR2R6
- Long life photocontrol, 20 years – PCLL, P34 and P48 with DTL
- 7 pin photocontrol receptacles internally (PR7) or externally (PR7E) mounted in place of the finial
- DTL DIN dedicated bracket with external mounted antenna - DINBRA

Manufacturing
- Manufactured in Crawfordsville, Indiana, ARRA compliant
- 100% electrical testing on all luminaires before shipment
- Ten (10) years minimum experience in manufacturing LED based products

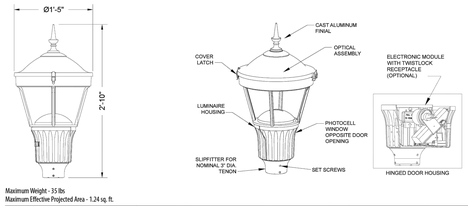
Certification and Standards
- Luminaire shall be UL 1598 - Wet Location Safety Listing
- Suitable for operation in an ambient temperature -40°C (40°F) to 40°C (104°F) per UL certification for performance packages P05 thru P100 Type 2, 3 & 5 no glass, P05 thru P90 Type 2, 3, 4 & 5 clear glass and P05 thru P90 Type 3 & 5 frosted glass
- Suitable for operation in an ambient temperature -40°C (40°F) to 35°C (95°F) per UL certification for performance packages P100 Type 4S no glass, P100 Type 2, 3, 4 & 5 clear glass and P100 type 3 & 5 frosted glass
- LM79 compliant
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Government Procurement
BAA – Buy American(Act): Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/resources/buy-american for additional information.

Warranty
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

DIMENSIONAL DATA



Maximum Weight - 35 lbs
Maximum Effective Projected Area - 1.24 sq. ft.

PUCL3
Utility Taft Series Luminaire Full Cutoff LED3

HOLOPHANE
LEADER IN LIGHTING SOLUTIONS

ORDERING INFORMATION (refer to page 3 for configurable options) **Example:** PUCL3 P20 30K MVOLT FC3 BK NF PR7E

Series	Led performance pickage	LED Color temperature	Voltage	Optics	Housing color	Finial
PUCL3 Utility Taft LED FCO	P05 3,480 nominal lumens	27K 2700K CCT	MVOLT Auto-sensing voltage (120 thru 277) 50/60 HZ	FC2 Type 2 distribution full cutoff	BK Black	NF None
	P10 4,500 nominal lumens	30K 3000K CCT			GR Gray	BL Ball
	P20 5,000 nominal lumens	40K 4000K CCT	HVOLT Auto-sensing voltage (347 thru 480) 50/60 HZ	FC3 Type 3 distribution full cutoff	GH Graphite	SK Spike
	P30 7,000 nominal lumens				GN Green	
	P40 8,000 nominal lumens		XVOLT Auto-sensing voltage (277 thru 480V) with enhanced power quality protection	FC4 Type 4 distribution full cutoff	PP Prime paint	
	P50 9,100 nominal lumens				WH White	
	P60 10,000 nominal lumens			FC5 Type 5 distribution full cutoff	BZ Bronze	
	P70 10,700 nominal lumens				RALxxxxSDCR RAL Super Durable Corrosion Resistant, GOOD 80% Gloss Paint, replace SDCR xxxx with RAL number.	
	P80 11,600 nominal lumens				CMC Custom color match	
	P90 12,400 nominal lumens					
	P100 13,300 nominal lumens					

Options: *Option Compatibility Matrix on page 3 of 4*

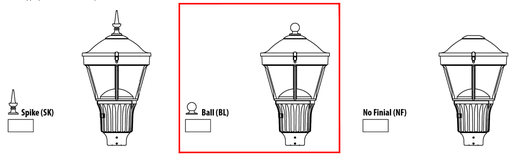
CONTROLS OPTIONS		PREWIRED LEAD OPTIONS		OPTIC OPTIONS	
AO	Field Adjustable Output	L1H	1.5 ft prewired leads	CLGL	Clear tempered glass lens
DINBRA	DTL DIN node bracket with external mounted antenna, DTL DIN node ordered and shipped separately	L03	3 ft prewired leads	FRGL	10% Frosted tempered glass lens
PR7	NEMA twistlock dimming photocontrol receptacle - 7 pin	L10	10 ft prewired leads	HSS	Louvered house side shield
PR7E	NEMA twistlock dimming photocontrol receptacle - 7 Pin (Must use NF Finial Option)	L20	20 ft prewired leads	**LEM REVEAL COLOR OPTIONS**	
PCLL	Long Life DTL Twistlock Photocontrol for Solid State, MVOLT	L25	25 ft prewired leads	MHC	LEM Reveal Plate Painted to match Housing Color
P34	Long Life DTL Twistlock Photocontrol for Solid State, 347V	L30	30 ft prewired leads	**NEMA LABEL OPTIONS**	
P48	Long Life DTL Twistlock Photocontrol for Solid State, 480V			NL1X1	1" X 1" ANSI Wattage Label
SH	Shorting Cap			NL2X2	2" X 2" ANSI Wattage Label
R3BDR6	nLight Motion Sensing Photocontrols				

Accessories: *Order as separate catalog number.*

HOUSE SIDE SHIELD	
CLHSSNG25	No glass, Type 2 & Type 5 - Louvered house side shield
CLHSSNG34	No glass, Type 3 & Type 4 - Louvered house side shield
CLHSSGL25	Glass, Type 2 & Type 5 - Louvered house side shield
CLHSSGL34	Glass, Type 3 & Type 4 - Louvered house side shield

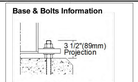
Holophane PUCL3 P05 30 MVOLT FC3 RAL6009SDCR BL PR7 AO PCLL*

FINIAL INFORMATION
Mark Appropriate Box for Finial Options



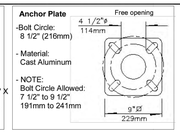
City of Rockville Maryland (Reference=L83273-3)

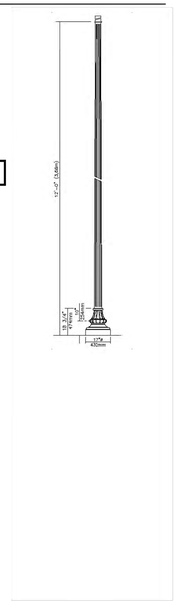
Base & Bolts Information



Comes with 4 steel anchor bolts, 1" X 33" + 3" J Type Bolts, 8 nuts and 8 washers. Important: Do not obstruct space between anchor plate and concrete base.

Anchor Plate
-Bolt Circle: 8 1/2" (216mm)
- Material: Cast Aluminum
- NOTE: Bolt Circle Allowed: 7 1/2" to 9 1/2" 191mm to 241mm





Qty	1	Pole	RTA400F-12-GN8TX

Description of Components:

Pole Shaft: Shall be made from a mandrel-formed aluminum tapered shaft, 12 fluted round, having a 0.125" (3.2mm) wall thickness, welded to both the bottom and top of the anchor plate

Maintenance Opening: The pole shall have a 3" x 5" (76mm x 127mm) maintenance opening centered 10" (254mm) from the bottom of the anchor plate, complete with a weatherproof cover and a copper ground lug.

Base Cover: Two piece round base cover made from cast 356 aluminum, mechanically fastened with stainless steel screws.

Note: A tenon will be provided when the luminaire or bracket does not fit directly on pole shaft. Tenon not shown on the drawing.

IMPORTANT: Lumec strongly recommends the installation of the complete lighting assembly with all of its accessories upon the anchoring of the pole. This will ensure that the structural integrity of the product is maintained throughout its lifetime.

Pole Weight: 23 lbs (10.5 kg)

SPEC20240102_101618_10361_0.DOC
04-30-2024 Page 3 / 5

LUMEC

MANUFACTURER:	HOLOPHANE
MODEL:	PUCL3
OUTPUT:	3760lm
COLOR TEMP:	3000K
OPTICS:	TYPE 3
BUG RATING:	B1-U0-G1
MATERIALS:	CAST ALUMINUM/POLYCARBONATE
FINISH:	POLYESTER POWDERCOAT
COLOR:	RAL 6009 (FIR GREEN)
MOUNTING HEIGHT:	13 FT. 8 IN.
POLE:	12 FT. HEIGHT FIBERGLASS POLE BY WHATLEY, OR APPROVED EQUAL

* PROVIDE POST TOP FIXTURE PER THE SPRING 2025 UPDATED CITY OF ROCKVILLE STANDARD

01 XPA - POLE LIGHT
NOT TO SCALE

KIM LIGHTING

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

UR20 - Post Top
ARCHITECTURAL AREA/SITE

Ouro™

FEATURES
- 20" size in single/dual arm post top, pole and wall mount
- High performance optics up to 16,874 delivered lumens
- Elegant form factor
- Diffusion lens option
- UL/cUL listed for wet locations, IP66 and 4G/1.5G vibration rated

3000K and warmer CCTs only

CONTROL TECHNOLOGY
LIGHTGRID®

FM33

FMSA33/PTSA23
FMSA34, PTSA24, PTSA34

	Weight	EPA
UR20	35 lbs / 15.8 kg	0.612 ft.²

SPECIFICATIONS

CONSTRUCTION
- Low copper aluminum alloy die-casting is designed as one-piece.
- Molded silicone gasket throughout insures the sealing between the two compartments and provides ingress protection.
- All external fasteners are stainless steel.
- Cover is secured to Lens frame by the latch and hinge.

OPTICS
- LEDs mount to a metal printed circuit board assembly (MCPCB).
- Optical lenses are clear injection molded PMMA acrylic.
- Optional Backlight Control on each LED module to completely control unwanted backlight.
- Optional fixture finish optical surfaces will not exceed BUG ratings of the standard white finish.

LENS
- Standard lens (CLR) IK08
- Clear Polycarbonate Lens (CP) IK10

INSTALLATION
- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

ELECTRICAL
- Universal voltage, 120 through 277V with a ±10% tolerance. Driver is Underwriters Laboratories listed.
- High voltage configurations, 347/480. Driver has a 0-10V dimming interface for multi-level illumination options. Driver is Underwriters Laboratories listed.
- "Thermal Shield", secondary side, thermistor provides protection for the sustainable life of LED module and electronic components
- Drivers shall have greater than a 0.9 power factor, less than 20% harmonic distortion, and be suitable for operation in -40°C to 40°C ambient environments.
- Luminaire shall be capable of operating at 100% brightness in a 40°C environment. Both driver and optical array have integral thermal protection that will dim the luminaire upon detection of temperatures in excess of 85°C.
- Surge protection: 10,000k in parallel, 20,000k in series
- Wiring: No. 18AWM rated 105°C, wet rating.

CONTROLS
7PR
- Fully gasketed and wired 7-pin receptacle option. Easy access location above the electrical compartment. 7-pin construction allows for a user-defined interface and provides a controlled definition of operational performance. ANSI twist-lock control module by-others.

Standard customer operation modes:
- Traditional on/off photoelectric control.
- 5-pin wireless photoelectric control for added dimming feature.
- 7-pin wireless photoelectric control for dimming and additional I/O connections for customer use.

(Specifications continued on page 5)

MANUFACTURER:	KIM LIGHTING
MODEL:	OURA
OUTPUT:	3000lm
COLOR TEMP:	3000K
OPTICS:	XPB-2 - TYPE 2 XPB-4 - TYPE 4 XPB-5 - TYPE 5
BUG RATING:	B0-U0-G1
MATERIALS:	CAST ALUMINUM
FINISH:	POLYESTER POWDERCOAT
COLOR:	T.B.D.
MOUNTING HEIGHT:	14 FT.
POLE:	12 FT. HEIGHT 4 IN. DIA. SMOOTH SHAFT

OR APPROVED EQUAL

02 XPB - POLE LIGHT
NOT TO SCALE

KIM LIGHTING®

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

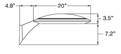
UR20-Arm Mount
ARCHITECTURAL AREA/SITE

Ouro™

FEATURES
- 20" size in post top, pole and wall mount
- High performance optics up to 17,000 delivered lumens
- Elegant form factor
- Diffusion lens option
- UL/cUL listed for wet locations, IP66 and 4G/1.5G vibration rated

3000K and warmer CCTs only

CONTROL TECHNOLOGY
LIGHTGRID®



	Weight	EPA
UR20	32 lbs / 14.5 kg	0.372 ft.²

SPECIFICATIONS

CONSTRUCTION
- Low copper aluminum alloy die-casting is designed as one-piece with internal cooling fins.
- Solid, cast aluminum wall creates a thermal barrier between the optical and electrical compartments.
- Molded silicone gasket throughout insures the sealing between the two compartments and provides ingress protection.
- Housing is designed with integral LED heat sink utilized for thermal transfer and for securing the location of each LED module.
- All external fasteners are stainless steel.
- One-piece low copper aluminum alloy die-cast lens frame is secured to housing with 6 screws.

OPTICS
- LEDs mount to a metal printed circuit board assembly (MCPCB).
- Optical lenses are clear injection molded PMMA acrylic.
- Optional Backlight Control on each LED module to completely control unwanted backlight.

LENS
- Standard lens (CLR) IK08
- Clear Polycarbonate Lens (CP) IK10

INSTALLATION
- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

ELECTRICAL
- Universal voltage, 120 through 277V with a ±10% tolerance. Driver is Underwriters Laboratories listed.
- High voltage configurations, 347/480. Driver has a 0-10V dimming interface for multi-level illumination options. Driver is Underwriters Laboratories listed.
- "Thermal Shield", secondary side, thermistor provides protection for the sustainable life of LED module and electronic components
- Drivers shall have greater than a 0.9 power factor, less than 20% harmonic distortion, and be suitable for operation in -40°C to 40°C ambient environments.
- Luminaire shall be capable of operating at 100% brightness in a 40°C environment. Both driver and optical array have integral thermal protection that will dim the luminaire upon detection of temperatures in excess of 85°C.
- Surge protection: 10,000k in parallel, 20,000k in series
- Wiring: No. 18AWM rated 105°C, wet rating.

CONTROLS
7PR
- Fully gasketed and wired 7-pin receptacle option. Easy access location above the electrical compartment. 7-pin construction allows for a user-defined interface and provides a controlled definition of operational performance. ANSI twist-lock control module by-others.

Standard customer operation modes:
- Traditional on/off photoelectric control.
- 5-pin wireless photoelectric control for added dimming feature.
- 7-pin wireless photoelectric control for for dimming and additional I/O connections for customer use.

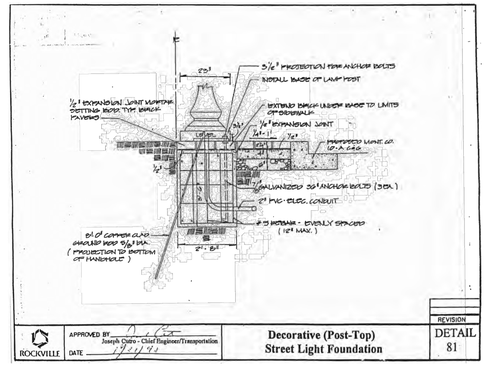
[1]Clear Polycarbonate Lens (CP) IK10, Standard lens (CLR) IK08, Consult factory for details

(Specifications continued on page 5)

MANUFACTURER:	KIM LIGHTING
MODEL:	OURA
OUTPUT:	3000lm
COLOR TEMP:	3000K
OPTICS:	XWA-4 - TYPE 4
BUG RATING:	B0-U0-G1
MATERIALS:	CAST ALUMINUM
FINISH:	POLYESTER POWDERCOAT
COLOR:	T.B.D.
MOUNTING HEIGHT:	14 FT. AFF
ACCESSORIES:	WALL BRACKET

OR APPROVED EQUAL

03 XWA - WALL LIGHT
NOT TO SCALE



04 STREET LIGHT FOUNDATION
NOT TO SCALE

SHADY GROVE INNOVATION DISTRICT PHASE 2

4TH ELECATION DISTRICT
MONTGOMERY COUNTY, MARYLAND

LANDSCAPE ARCHITECT
ParkerRodriguez
101 North Union Street, Suite 320
Alexandria VA 22314
703.548.5010

MASTER DEVELOPER
BXP LIFE SCIENCES
2200 Pennsylvania Ave. NW, Suite 200W
Washington, DC 20037
202.585.0855

DEVELOPER - RESIDENTIAL
BOZZUTO DEVELOPMENT
2200 Pennsylvania Ave. NW, Suite 200W
Washington, DC 20037
202.585.0855

ARCHITECT - OFFICE
GENSLER
2020 K Street NW
Washington DC 20006
202.721.52000

ARCHITECT - RESIDENTIAL
DESIGN COLLECTIVE
100 East Pratt Street, 18th Floor
Baltimore, MD 21202
410.685.6655

CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 Century Boulevard, Suite 4000
Germantown, MD 20874
301.916.4100

TRANSPORTATION ENGINEER
GOROVE SLADE
1140 Connecticut Ave NW, Suite 1010
Washington, DC 20036
202.296.8625

REVISIONS

SITE PLAN SUBMISSION	05.22.2024
SITE PLAN SUBMISSION 02	09.20.2024
SITE PLAN SUBMISSION 03	02.26.2025
SITE PLAN SUBMISSION 04	05.16.2025
SITE PLAN SUBMISSION 05	07.30.2025

SITE LIGHTING DETAILS

L510

SHADY GROVE INNOVATION DISTRICT PHASE 1

PLANT SCEHDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	COMMENTS	STREET TREE LOCATION
STREET TREES - DECIDUOUS - CANOPY							
8	AF	Acer x freemanii 'Jeffersred'	Autumn Blaze® Freeman Maple	2.5"-3" cal.	B+B		SHADY GROVE ROAD
23	LH	Liquidambar styraciflua `Happdell` TM	Happidaze Sweet Gum	2.5"-3" cal.	B+B		SHADY GROVE ROAD
37	QI	Quercus imbricaria	Shingle Oak	2.5"-3" cal.	B+B		DISCOVERY STREET
23	UA	Ulmus americana 'Princeton'	Princeton American Elm	2.5"-3" cal.	B+B		PROGRESS STREET
STREET TREES - DECIDUOUS - UNDERSTORY							
10	PR	Prunus x 'Kwanzan'	Kanzan Flowering Cherry	2.5"-3" cal.	B+B		GAITHER ROAD
7	PY	Prunus x yedoensis 'Akebono'	Yoshino Cherry	2.5"-3" cal.	B+B		CHOKE CHERRY ROAD
TREES - DECIDUOUS - CANOPY							
1	BN	Betula nigra 'BNMTF'	Dura Heat® River Birch	14-16` ht.	B+B		
2	FG	Fagus grandifolia	American Beech	2.5"-3" cal.	B+B		
10	GT	Gleditsia triacanthos inermis 'Christie'	Halka™ Honey Locust	2.5"-3" cal.	B+B		
6	LT	Liriodendron tulipifera	Tulip Tree	2.5"-3" cal.	B+B		
1	LH	Liquidambar styraciflua `Happdell` TM	Happidaze Sweet Gum	2.5"-3" cal.	B+B		
16	TX	Taxodium ascendens	Pond Cypress	2.5"-3" cal.	B+B		
TREES - DECIDUOUS - UNDERSTORY							
7	AG	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8-10` ht.	B+B		
6	CC	Cercis canadensis	Eastern Redbud	8-10` ht.	B+B		
6	CV	Chionanthus virginicus	White Fringetree	8-10` ht.	B+B		
2	CR	Cornus x 'Ruiban'	Aurora Flowering Dogwood	8-10` ht.	B+B		
3	HV	Hamamelis virginiana	Common Witch Hazel	7-8` ht.	B+B		
6	MV	Magnolia virginiana	Sweetbay Magnolia	8-10` ht.	B+B		
TREES - EVERGREEN							
5	IO	Ilex opaca `Satyr Hill`	Satyr Hill American Holly	8-10` ht.	B+B		
2	JV	Juniperus virginiana 'Hillspire'	Hillspire Eastern Redcedar	8-10` ht.	B+B		
10	TP	Thuja plicata `Northern Spire`	Northern Spire Western Red Cedar	8-10` ht.	B+B		

PLANTING NOTES:

1. All materials' specifications shall be in accordance with the industry standard for grading plant material - The American Standard for Nursery Stock (ANSI Z60.1).
2. Maintenance of all trees and landscape materials shall conform to accepted industry standards set forth by the Landscape Contractors Association, American Society of Landscape Architects, the International Society of Arboriculture, and the American National Standards Institute.

01 PLANT SCHEDULE
NOT TO SCALE

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 ¼ 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.

02 CITY OF ROCKVILLE PLANTING NOTES
NOT TO SCALE

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 ¼ 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.

03 CITY OF ROCKVILLE SOIL NOTES
NOT TO SCALE

SHADY GROVE INNOVATION DISTRICT PHASE 2

4TH ELECATION DISTRICT
MONTGOMERY COUNTY, MARYLAND

LANDSCAPE ARCHITECT
ParkerRodriguez
101 North Union Street, Suite 320
Alexandria VA 22314
703.548.5010

MASTER DEVELOPER
BXP LIFE SCIENCES
2200 Pennsylvania Ave. NW, Suite 200W
Washington, DC 200037
202.585.0855

DEVELOPER - RESIDENTIAL
BOZZUTO DEVELOPMENT
2200 Pennsylvania Ave. NW, Suite 200W
Washington, DC 200037
202.585.0855

ARCHITECT - OFFICE
GENSLER
2020 K Sreet NW
Washington DC 20006
202.721.52000

ARCHITECT - RESIDENTIAL
DESIGN COLLECTIVE
100 East Pratt Street, 18th Floor
Baltimore, MD 21202
410.685.6655

CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 Century Boulevard, Suite 4000
Germantown, MD 20874
301.916.4100

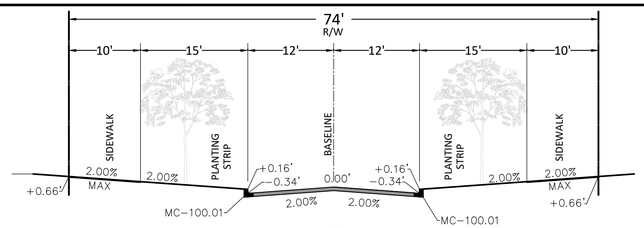
TRANSPORTATION ENGINEER
GOROVE SLADE
1140 Connecticut Ave NW, Suite 1010
Washington, DC 20036
202.296.8625

REVISIONS

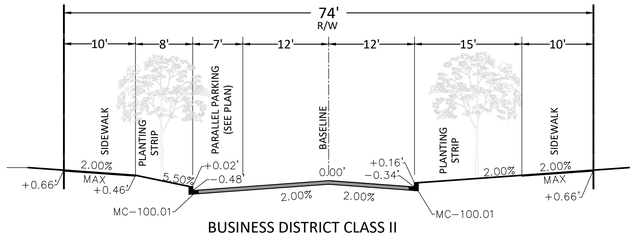
-	SITE PLAN SUBMISSION	05.22.2024
-	SITE PLAN SUBMISSION 02	09.20.2024
-	SITE PLAN SUBMISSION 03	02.26.2025
-	SITE PLAN SUBMISSION 04	05.16.2025
-	SITE PLAN SUBMISSION 05	07.30.2025
-		
-		
-		
-		
-		
-		

PLANTING DETAILS + PLANT SCHEDULE

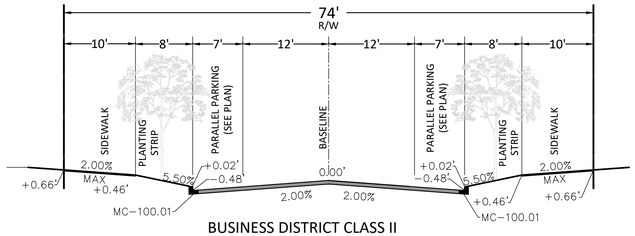
L600



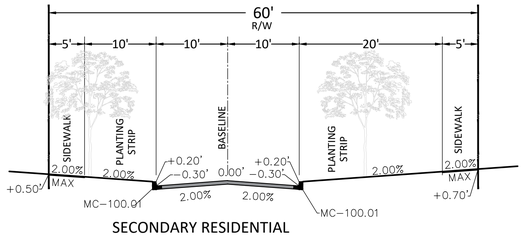
BUSINESS DISTRICT CLASS II
NO PARKING
MODIFIED
STA. 0+0.00 TO 1+04.96
STA. 2+56.04 TO 2+88.01
STA. 4+25.96 TO 5+00.31



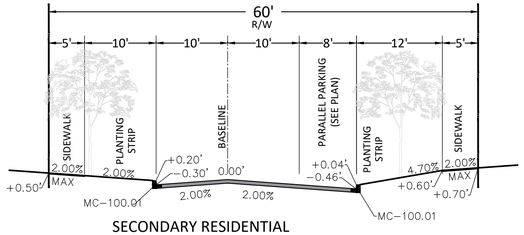
BUSINESS DISTRICT CLASS II
PARKING LEFT SIDE
MODIFIED
STA. 2+88.01 TO 3+69+96



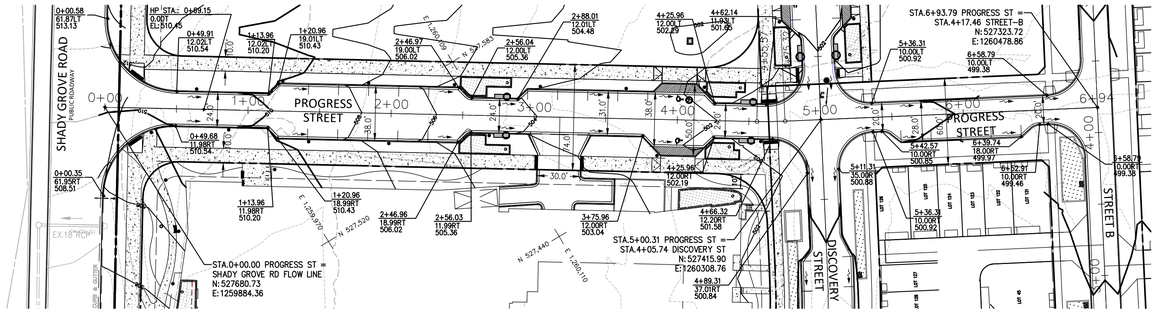
BUSINESS DISTRICT CLASS II
PARKING BOTH SIDES
MODIFIED
STA. 1+04.96 TO 2+56.04
STA. 3+69.96 TO 4+25.96



SECONDARY RESIDENTIAL
NO PARKING
DETAIL 45-C MODIFIED
STA. 5+00.31 TO 5+42.57
STA. 6+52.91 TO 6+93.79



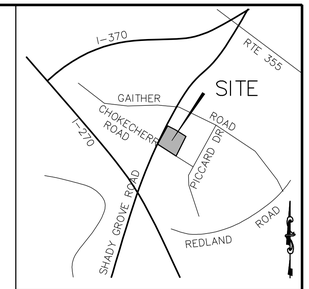
SECONDARY RESIDENTIAL
NO PARKING
DETAIL 45-C MODIFIED
STA. 5+42.57 TO 6+52.91



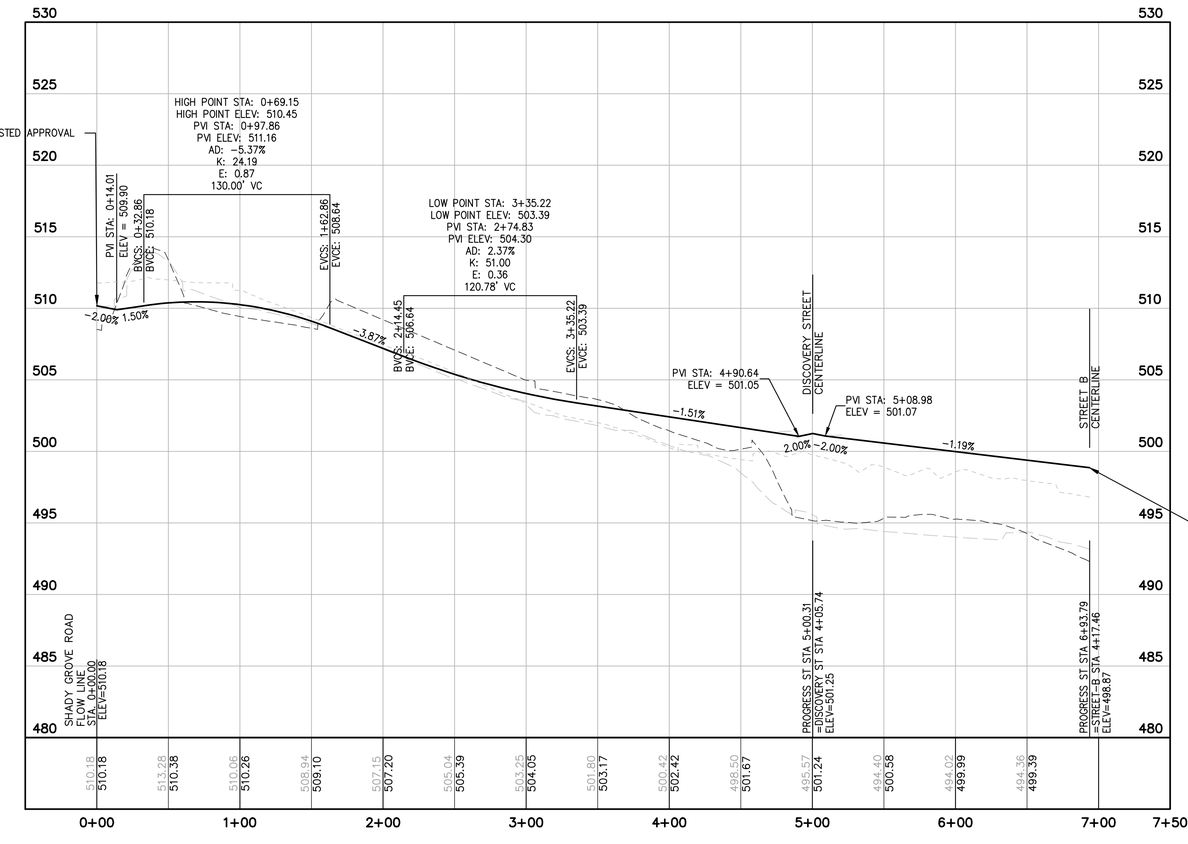
PROGRESS STREET (PUBLIC)
PLAN VIEW

SCALE: 1"=50'

HORZ. DATUM = NAD 83/2011
VERT. DATUM = NGVD 29



VICINITY MAP
SCALE 1"=2,000'



PROGRESS STREET PROFILE

SCALE: HORIZ: 1"=50'
VERT: 1"=5'

LEGEND:

EXISTING GROUND @ C/L	— — — — — —
PROPOSED GRADE LINE (PGL)	2.00%
POINT OF VERTICAL INTERSECTION (PVI)	△
DRAINAGE ARROWS	⇝
R/W (RIGHT)	— — — — — —
R/W (LEFT)	- - - - - - -
EXISTING ELEVATION @ C/L	505.04
PROPOSED ELEVATION @ C/L	505.39

DESIGN SPEED NOTE:

DESIGN SPEED = 25MPH
K VALUE = 26 SAG VERTICAL CURVES
K VALUE = 12 CREST VERTICAL CURVES

ROAD CLASSIFICATION:
BUSINESS DISTRICT CLASS II:
STA. 0+00 TO 5+00.31
SECONDARY RESIDENTIAL:
STA. 5+00.31 TO 6+93.79

HORIZONTAL ALIGNMENT:
BUSINESS DISTRICT CLASS II:
MIN. CENTERLINE RADIUS = 300'
SECONDARY RESIDENTIAL:
MIN. CENTERLINE RADIUS = 150'

NOTE:
ALL SECTIONS SLOPES AND GRADE FACTORS ARE SUBJECT TO ADJUSTMENTS WITH DPW APPROVAL AT TIME OF PWK PERMIT.

APPLICANT:
BXP SHADY GROVE LOT 5 LLC
BXP SHADY GROVE LOT 6 LLC
BXP SHADY GROVE LOT 8 LLC
2200 PENNSYLVANIA AVENUE, NW
SUITE 200W
WASHINGTON DC, 20037
301-704-5447
CJ OVERLY
COVERLY@BXP.COM

PROFESSIONAL CERTIFICATION:
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, License No. 36749, Expiration Date: JANUARY 21, 2027

LAURENT G. MOUNAUD
NAME

PROFESSIONAL SEAL

STATE OF MARYLAND
LAURENT G. MOUNAUD
No. 36749
PROFESSIONAL ENGINEER

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

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CONTACT
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AT
WWW.MISSUTILITY.NET
OR
1-800-257-7777
OR 811
AT LEAST 48 HOURS
PRIOR TO EXCAVATION

DESIGNED
DRAFTED
CHECKED

DEPARTMENT OF PUBLIC WORKS
CITY OF
ROCKVILLE
111 MARYLAND AVE. ROCKVILLE, MARYLAND

GRADE ESTABLISHMENT
PROGRESS STREET
STA: 0+00 to 6+93.79

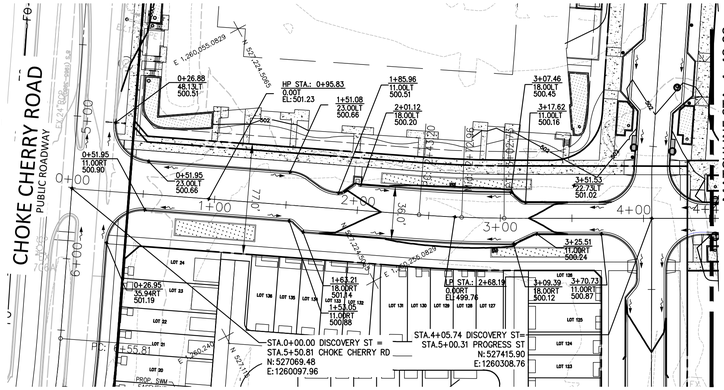
SHADY GROVE INNOVATION DISTRICT
PHASE 2
DANAC TECHNOLOGICAL PARK
SUBDIVISION 0201
ELECTION DISTRICT NO. 4 CITY OF ROCKVILLE, MARYLAND

DATE SUBMITTED:
VIKA JOB NO. VM50554
SCALE
SHEET NO. 1 OF 3
FILE #

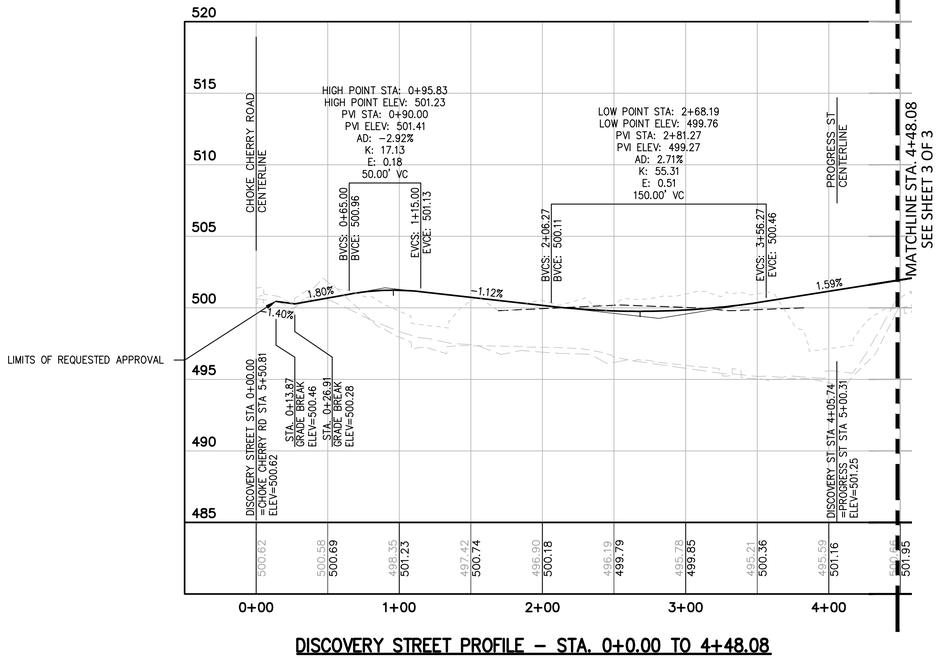
LAYOUT: GEP-1, Plotted By: mcrowell

P:\50501-51000\50554\CAD\COMMERCIAL-MULTIFAMILY\SITE\P1GT1 - SHEET1\50554P01_P_PH1_GEP.dwg - Thursday, July 31, 2020 2:40:37 PM

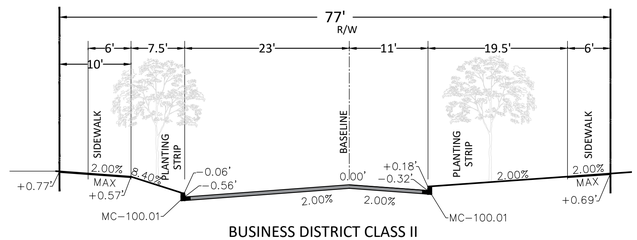
HORZ. DATUM = NAD 83/2011
VERT. DATUM = NGVD 29



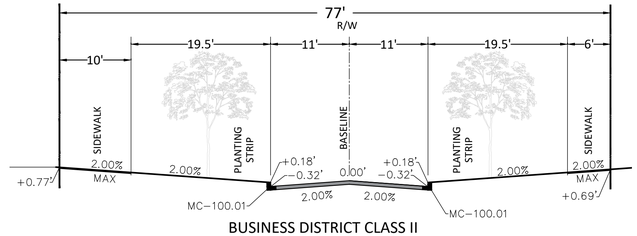
DISCOVERY STREET (PUBLIC) – STA. 0+0.00 TO 4+48.08
PLAN VIEW
SCALE: 1"=50'



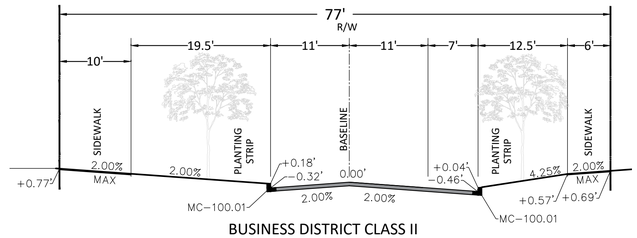
DISCOVERY STREET PROFILE – STA. 0+0.00 TO 4+48.08
SCALE: HORIZ: 1"=50'
VERT: 1"=5'



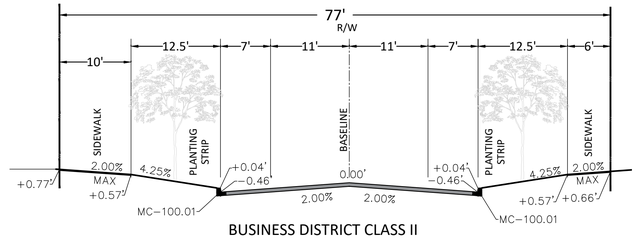
BUSINESS DISTRICT CLASS II
NO PARKING
MODIFIED
STA. 0+26.92 TO 1+53.05



BUSINESS DISTRICT CLASS II
NO PARKING
MODIFIED
STA. 3+25.51 TO 4+60.07
STA. 6+34.21 TO 7+08.75
STA. 10+39.84 TO 10+68.37

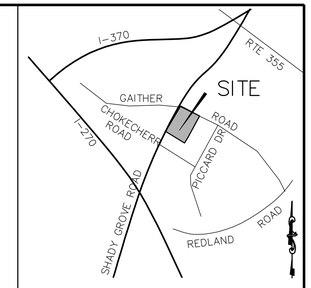


BUSINESS DISTRICT CLASS II
PARKING RIGHT SIDE
MODIFIED
STA. 1+53.05 TO 1+85.96
STA. 5+92.24 TO 6+34.21
STA. 9+78.89 TO 10.39.84



BUSINESS DISTRICT CLASS II
PARKING BOTH SIDES
MODIFIED
STA. 1+85.96 TO 3+25.51
STA. 4+60.07 TO 5+92.24
STA. 7+48.70 TO 9+78.89

NOTE:
ALL SECTIONS SLOPES AND GRADE FACTORS ARE SUBJECT TO ADJUSTMENTS WITH DPW APPROVAL AT TIME OF PWK PERMIT.



VICINITY MAP
SCALE 1"=2,000'

TARGET SPEED: 25 MPH
K VALUE = 26 (SAG VERTICAL CURVES)
K VALUE = 12 (CREST VERTICAL CURVES)

LEGEND:
- EXISTING GROUND @ C/L
- PROPOSED GRADE LINE (PGL) — 2.00%
- POINT OF VERTICAL INTERSECTION (PVI)
- DRAINAGE ARROWS
- R/W (RIGHT)
- R/W (LEFT)
- EXISTING ELEVATION @ C/L — 505.04
- PROPOSED ELEVATION @ C/L — 505.39

DESIGN SPEED NOTE:
DESIGN SPEED = 25MPH
K VALUE = 26 SAG VERTICAL CURVES
K VALUE = 12 CREST VERTICAL CURVES

ROAD CLASSIFICATION:
BUSINESS DISTRICT CLASS II

HORIZONTAL ALIGNMENT:
MIN. CENTERLINE RADIUS = 300'

BEFORE BEGINNING CONSTRUCTION
CONTACT
"MISS UTILITY"
AT
WWW.MISSUTILITY.NET
OR
1-800-257-7777
OR 811
AT LEAST 48 HOURS
PRIOR TO EXCAVATION

APPLICANT:
BXP SHADY GROVE LOT 5 LLC
BXP SHADY GROVE LOT 6 LLC
BXP SHADY GROVE LOT 8 LLC
2200 PENNSYLVANIA AVENUE, NW
SUITE 200W
WASHINGTON DC, 20037
301-704-5447
CJ OVERLY
COVERLY@BXP.COM

PROFESSIONAL CERTIFICATION:
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, License No. 36749, Expiration Date: JANUARY 21, 2027
LAURENT G. MOUNAUD
NAME

PROFESSIONAL SEAL
STATE OF MARYLAND
LAURENT G. MOUNAUD
No. 36749
PROFESSIONAL ENGINEER

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
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NO.	DESCRIPTION OF REVISION	P.E. INITIAL	DATE	DPW	DATE

APPROVAL OF REVISIONS AFTER INTIAL PLAN APPROVAL

DESIGNED
DRAFTED
CHECKED

DEPARTMENT OF PUBLIC WORKS
CITY OF
ROCKVILLE
111 MARYLAND AVE. ROCKVILLE, MARYLAND

DESIGN PLAN APPROVAL
PWK# ____ SCP# ____
SMP# ____ REVIEWED BY ____
DIRECTOR OF PUBLIC WORKS APPROVAL DATE

AS BUILT PLAN APPROVAL
CHIEF, CONSTRUCTION MANAGEMENT APPROVAL DATE

GRADE ESTABLISHMENT
DISCOVERY STREET
STA: 0+26.92 to 4+48.08

SHADY GROVE INNOVATION DISTRICT
PHASE 2
DANAC TECHNOLOGICAL PARK
SUBDIVISION 0201
ELECTION DISTRICT NO. 4 CITY OF ROCKVILLE, MARYLAND

DATE SUBMITTED:
VIKA JOB NO. VM50554

SCALE

SHEET NO. 2 OF 3

FILE #

LAYOUT: GEP-2, Plotted By: mcrowell

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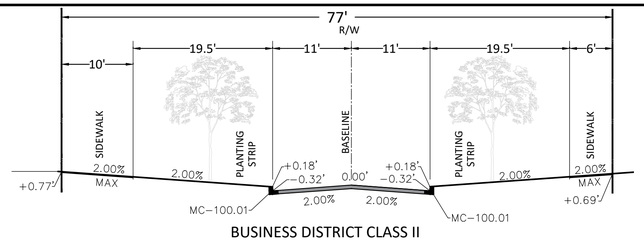
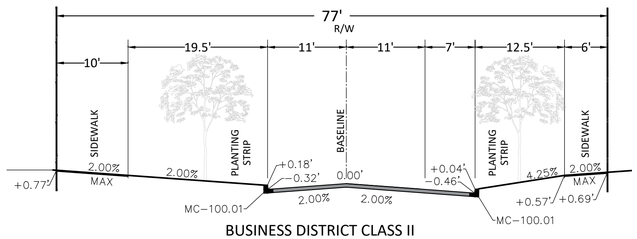
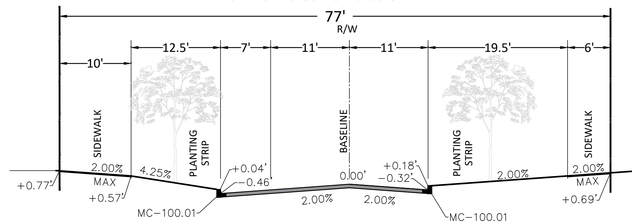


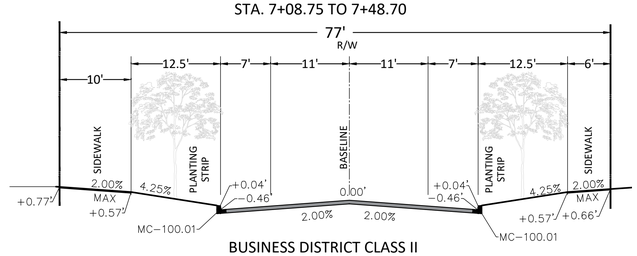
BUSINESS DISTRICT CLASS II
NO PARKING
MODIFIED
STA. 3+25.51 TO 4+60.07
STA. 6+34.21 TO 7+08.75
STA. 10+39.84 TO 10+68.37



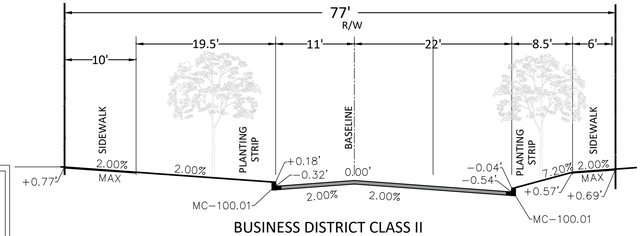
BUSINESS DISTRICT CLASS II
PARKING RIGHT SIDE
MODIFIED
STA. 1+53.05 TO 1+85.96
STA. 5+92.24 TO 6+34.21
STA. 9+78.89 TO 10.39.84



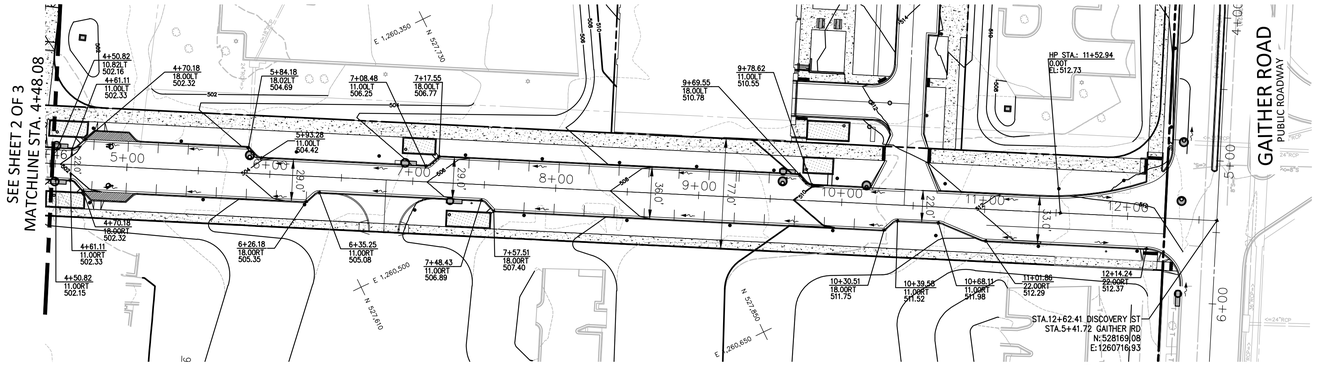
BUSINESS DISTRICT CLASS II
PARKING LEFT SIDE
MODIFIED
STA. 7+08.75 TO 7+48.70



BUSINESS DISTRICT CLASS II
PARKING BOTH SIDES
MODIFIED
STA. 1+85.96 TO 3+25.51
STA. 4+60.07 TO 5+92.24
STA. 7+48.70 TO 9+78.89

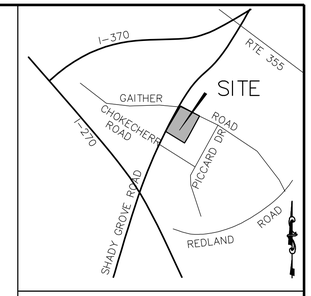


BUSINESS DISTRICT CLASS II
NO PARKING
MODIFIED
STA. 10+68.37 TO 12+39.47



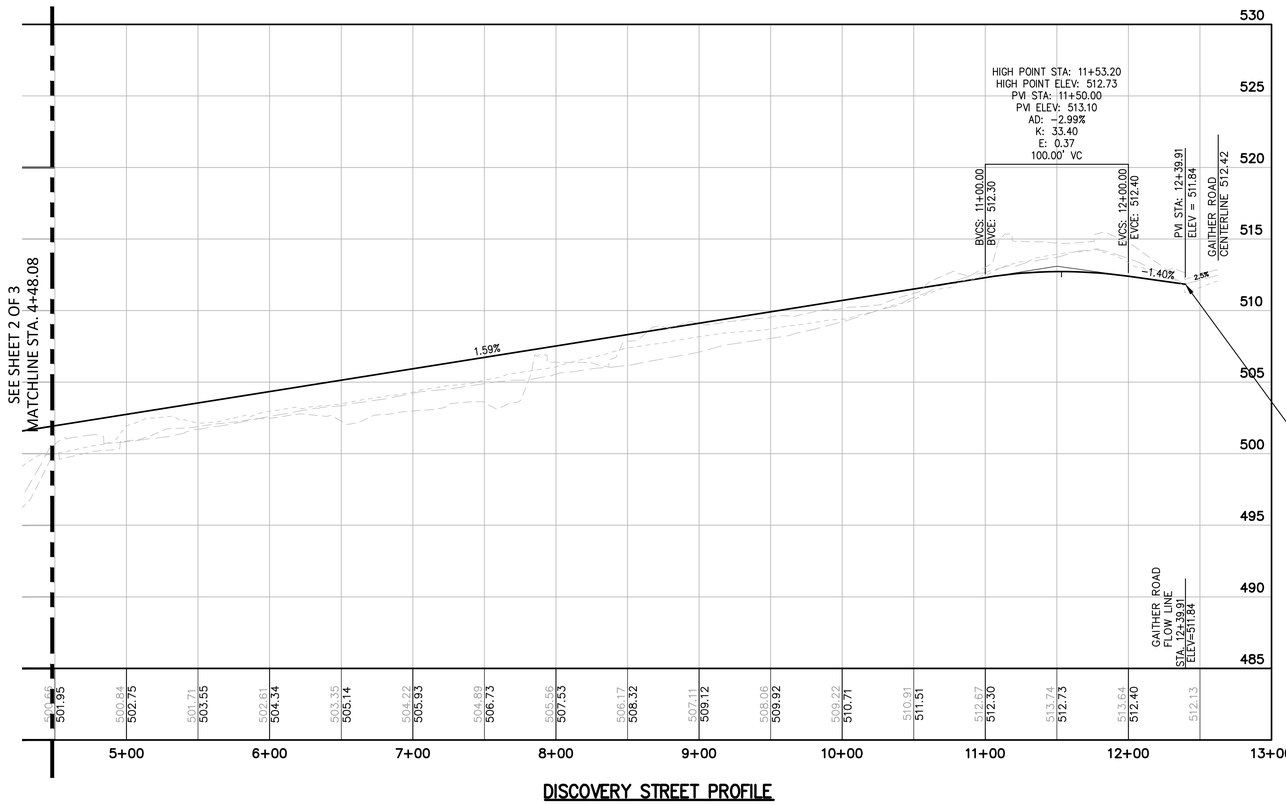
DISCOVERY STREET (PUBLIC) – STA. 4+48.08 TO 12+62.67
PLAN VIEW
SCALE: 1"=50'

HORZ. DATUM = NAD 83/2011
VERT. DATUM = NGVD 29



VICINITY MAP
SCALE 1"=2,000'

TARGET SPEED: 25 MPH
K VALUE = 26 (SAG VERTICAL CURVES)
K VALUE = 12 (CREST VERTICAL CURVES)



DISCOVERY STREET PROFILE
SCALE: HORIZ: 1"=50'
VERT: 1"=5'

LEGEND:

EXISTING GROUND @ C/L	– – – – – –
PROPOSED GRADE LINE (PGL)	2.00%
POINT OF VERTICAL INTERSECTION (PVI)	
DRAINAGE ARROWS	
R/W (RIGHT)	– – – – – –
R/W (LEFT)	– – – – – –
EXISTING ELEVATION @ C/L	505.04
PROPOSED ELEVATION @ C/L	505.39

DESIGN SPEED NOTE:

DESIGN SPEED = 25MPH
K VALUE = 26 SAG VERTICAL CURVES
K VALUE = 12 CREST VERTICAL CURVES

ROAD CLASSIFICATION:
BUSINESS DISTRICT CLASS II

HORIZONTAL ALIGNMENT:
MIN. CENTERLINE RADIUS = 300'

NOTE:
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SUITE 200W
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301-704-5447
CJ OVERLY
COVERLY@BXP.COM

PROFESSIONAL CERTIFICATION:
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, License No. 36749 Expiration Date: JANUARY 21, 2027

LAURENT G. MOUNAUD
NAME

PROFESSIONAL SEAL
STATE OF MARYLAND
LAURENT G. MOUNAUD
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PROFESSIONAL ENGINEER

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NO.	DESCRIPTION OF REVISION	P.E. INITIAL	DATE	DPW	DATE

APPROVAL OF REVISIONS AFTER INTIAL PLAN APPROVAL

DESIGNED
DRAFTED
CHECKED

DEPARTMENT OF PUBLIC WORKS
CITY OF
ROCKVILLE
111 MARYLAND AVE. ROCKVILLE, MARYLAND

DESIGN PLAN APPROVAL
PWK# SCP#
SMP# REVIEWED BY
DIRECTOR OF PUBLIC WORKS APPROVAL DATE

AS BUILT PLAN APPROVAL
CHIEF, CONSTRUCTION MANAGEMENT APPROVAL DATE

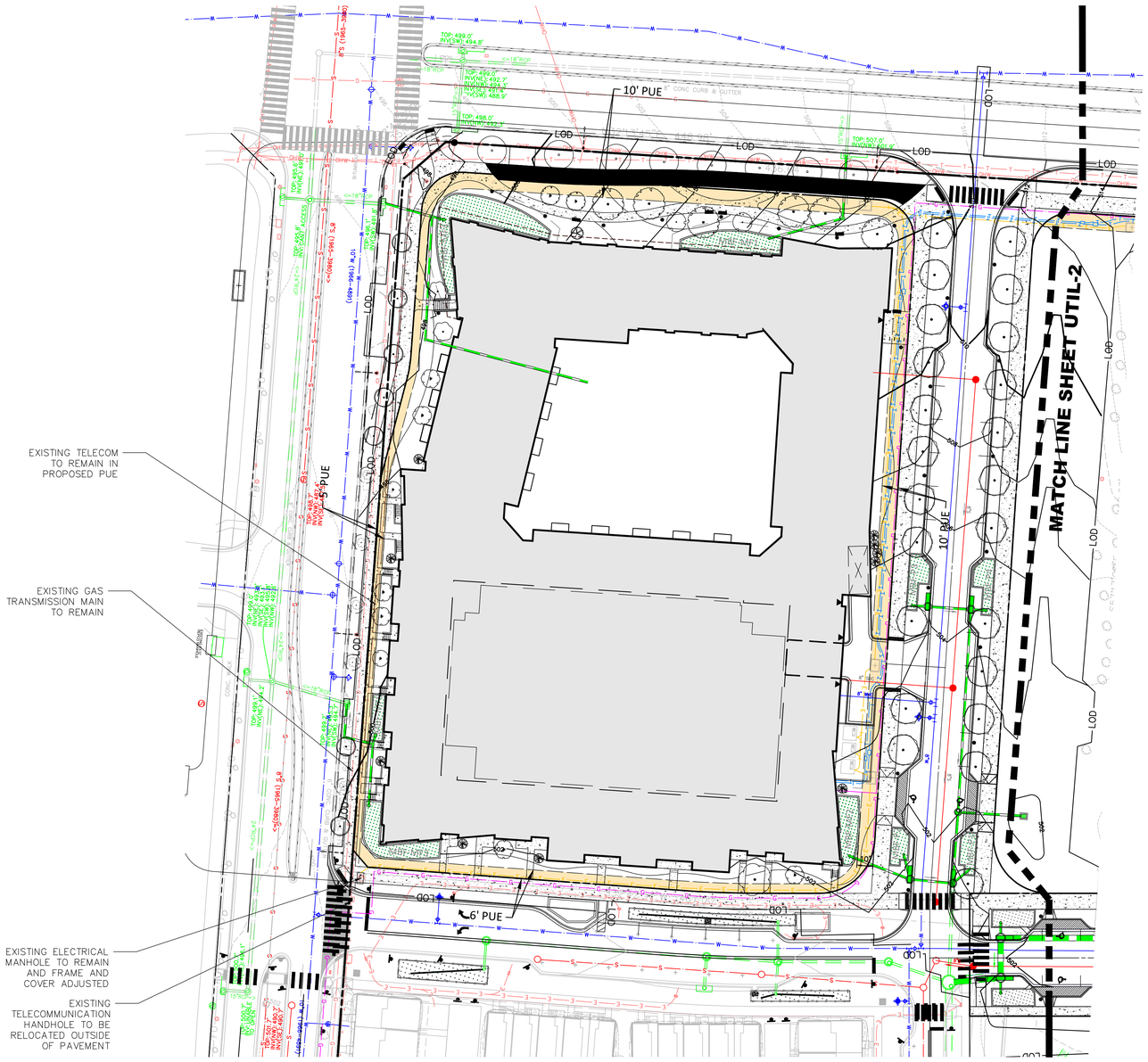
GRADE ESTABLISHMENT
DISCOVERY STREET
STA: 4+48.08 to 12+39.47

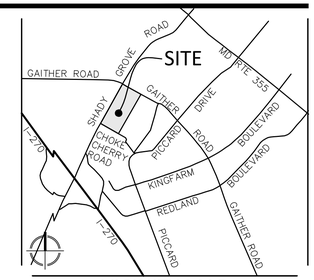
SHADY GROVE INNOVATION DISTRICT
PHASE 2
DANAC TECHNOLOGICAL PARK
SUBDIVISION 0201
ELECTION DISTRICT NO. 4 CITY OF ROCKVILLE, MARYLAND

DATE SUBMITTED:
VIKA JOB NO. VM50554
SCALE
SHEET NO. 3 OF 3
FILE #

LAYOUT: GEP-3, Plotted By: mcrowell

V:\50501-51000\50554\CADD\COMMERCIAL-MAJ\PLAN\STR\PLOT SHEETS\50554200_P_PH1_GEP.dwg – Thursday, July 31, 2025 2:41:41 PM





VICINITY MAP
SCALE: 1" = 2000'

PLAN LEGEND

- PROPERTY LINES
- PROPOSED PUE
- EXISTING NATURAL GAS CONDUIT
- EXISTING OVERHEAD WIRES
- EXISTING TELEPHONE CONDUIT
- EXISTING SANITARY SEWER CONDUIT
- EXISTING STORM DRAIN CONDUIT
- EXISTING WATER CONDUIT
- EXISTING UNDERGROUND ELEC
- PROPOSED NATURAL GAS CONDUIT
- PROPOSED ELECTRICAL CONDUITS
- PROPOSED COMMUNICATION CONDUITS
- PROPOSED SANITARY SEWER
- PROPOSED STORM DRAIN CONDUIT
- PROPOSED WATER CONDUIT

NOT FOR CONSTRUCTION

"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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40 20 0 40 80 120
SCALE: 1"=40'

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

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BXP SHADY GROVE LOT 7 LLC
BXP SHADY GROVE LOT 8 LLC
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301-704-5447
CJ OVERLY
COVERLY@BXP.COM

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ATTORNEY
MILES & STOCKBRIDGE
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SUITE 700
ROCKVILLE, MD 20850
301.517.4813
CONTACT: SCOTT WALLACE

SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

UTILITY PLAN RESIDENTIAL

SGID
PHASE 2

PROFESSIONAL SEAL
STATE OF MARYLAND · MICHAEL B. GOODMAN · No. 27721 · 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. ENGINEER'S NAME: Michael B. Goodman, P.E. LICENSE No.: 27721 EXPIRATION DATE: July 19, 2026

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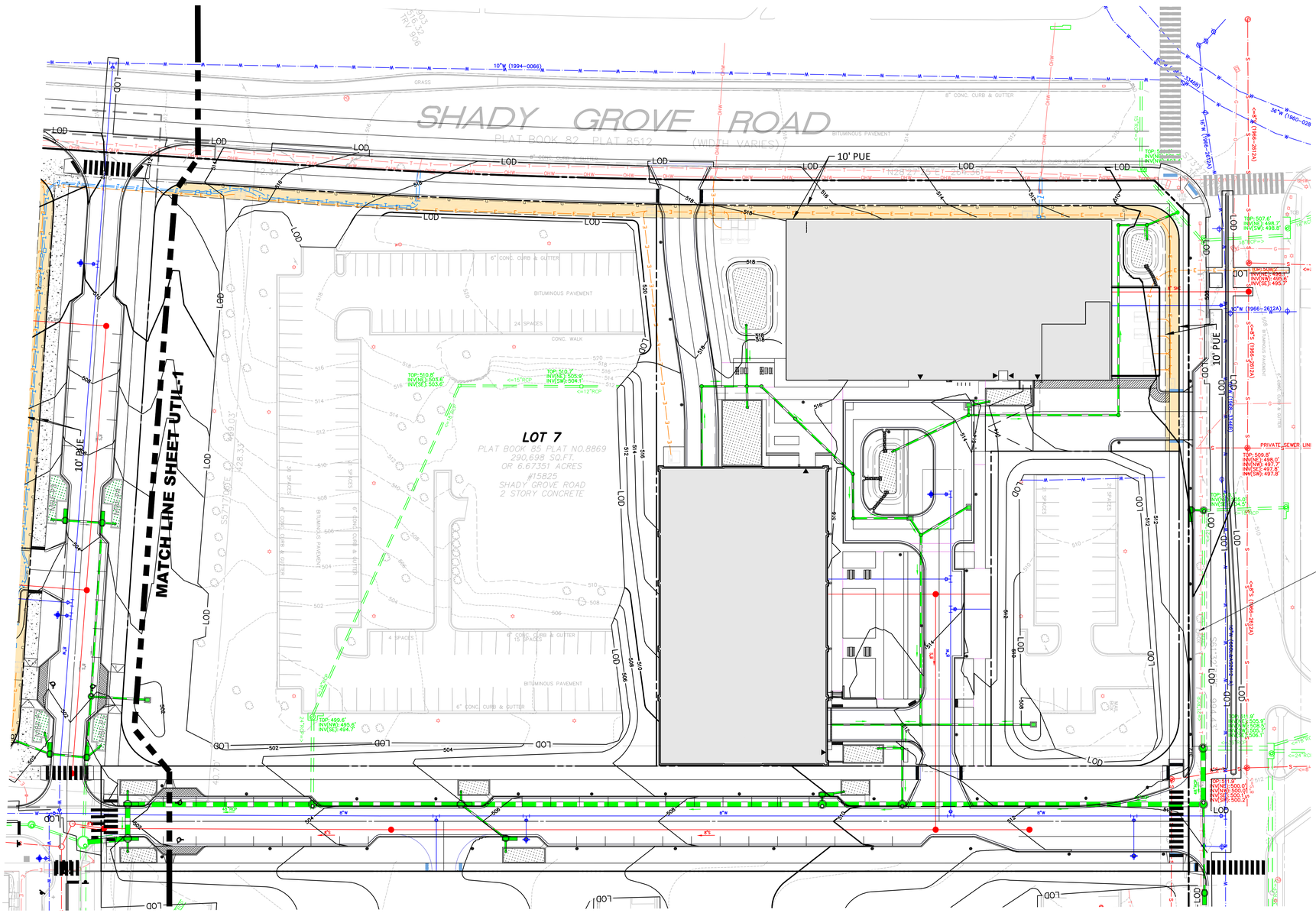
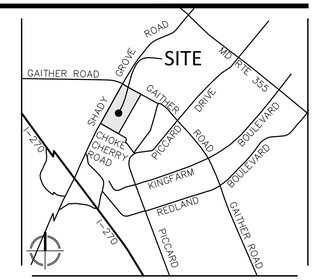
DRAWN BY: LGM
DESIGNED BY: MBG
DATE ISSUED: 09/20/2024
VIKA PROJECT: VM50554L
DRAWING NO.
SHEET NO. UTIL-1





VICINITY MAP
SCALE: 1" = 2000'

PLAN LEGEND

PROPERTY LINES	PROPOSED PUE
EXISTING NATURAL GAS CONDUIT	PROPOSED NATURAL GAS CONDUIT
EXISTING OVERHEAD WIRES	PROPOSED ELECTRICAL CONDUITS
EXISTING TELEPHONE CONDUIT	PROPOSED COMMUNICATION CONDUITS
EXISTING SANITARY SEWER CONDUIT	PROPOSED SANITARY SEWER
EXISTING STORM DRAIN CONDUIT	PROPOSED STORM DRAIN CONDUIT
EXISTING WATER CONDUIT	PROPOSED WATER CONDUIT
EXISTING UNDERGROUND ELEC	

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40 20 0 40 80 120
SCALE: 1"=40'

LAYOUT: UTIL-2, Plotted By: Mounaud

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SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

UTILITY PLAN COMMERCIAL

SGID
PHASE 2

PROFESSIONAL SEAL
STATE OF MARYLAND
MICHAEL B. GOODMAN
No. 27721
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. ENGINEER'S NAME: Michael B. Goodman, P.E.
LICENSE No.: 27721
EXPIRATION DATE: July 19, 2026

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DRAWN BY: EJS
DESIGNED BY: MBG
DATE ISSUED: 11/17/2023

VIKA PROJECT VM50554L

DRAWING NO.

SHEET NO. UTIL-2

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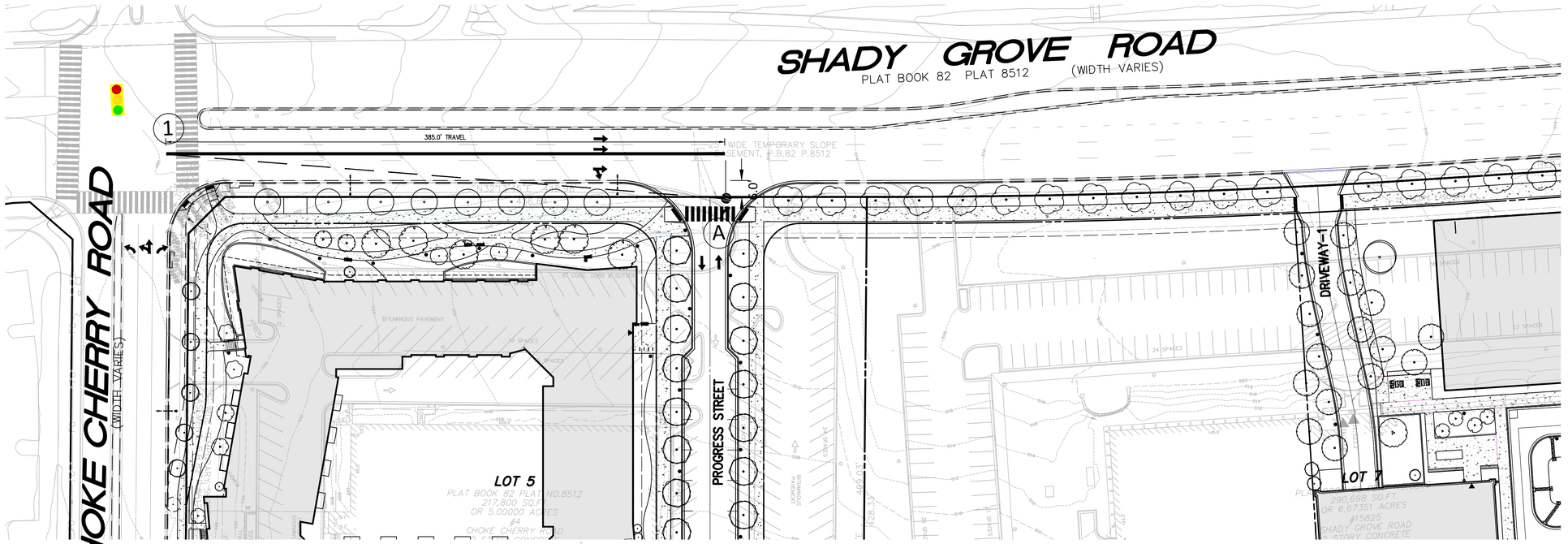

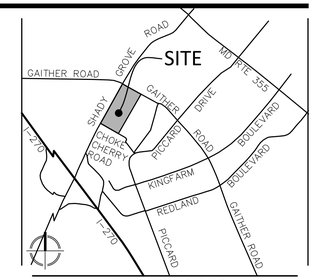

VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- TRAFFIC FLOW DIRECTION
- SUBJECT DRIVER
- MINIMUM STOP DISTANCE
- LINE OF SIGHT
- INTERSECTION LIGHT
- DRIVER'S EYE HEIGHT
- OBJECT'S HEIGHT
- INTERSECTION SIGHT LINE

NOT FOR CONSTRUCTION

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MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF TRANSPORTATION
DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

Plan Number:
Project Name: Shady Grove Innovation District
ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Signature

PLS/PE MD Reg. Nr

Date

Montgomery County Review:
☐ Approved
☐ Disapproved:
By:
Date:

Shady Grove Road	
CLASS	Primary Industrial
SPEED (MPH)	40 MPH

Approaching Motor Vehicles	Target (FT)	Measured (FT)	OK?
L	385	385	✓
R			

Horizontal — Approaching Motor Vehicles	Grade	Target (FT)	Measured (FT)	OK?
L				
R				

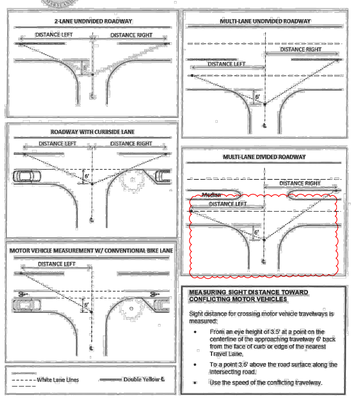
Horizontal — Approaching Bikeways	Grade	Target (FT)	Measured (FT)	OK?
L				
R				

Horizontal — Approaching Sidewalk (if directed)	Grade	Target (FT)	Measured (FT)	OK?
L				
R				

COMMENTS

FORM APPROVED — Date — Chief, Division of Transportation Engineering, Montgomery County Dept. of Transportation — Chief, Land Development, Montgomery County Dept. of Permitting Services
REVISED
Montgomery County Department of Transportation
Sight Distance Review Form

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF TRANSPORTATION
DEPARTMENT OF PERMITTING SERVICES



MEASURING SIGHT DISTANCE TOWARD CONFLICTING MOTOR VEHICLES

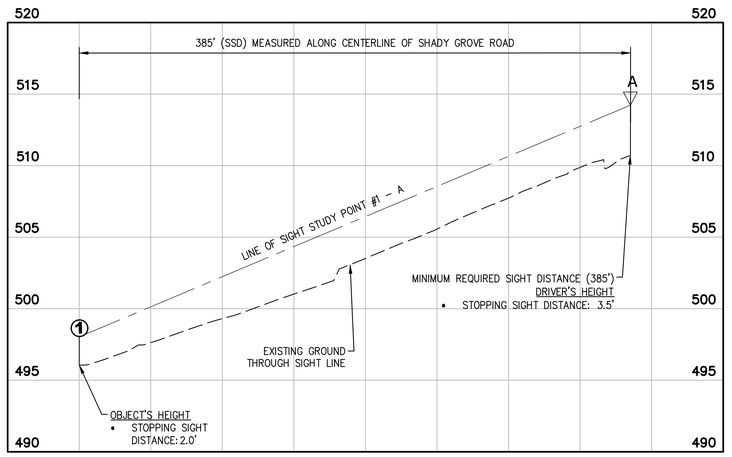
Sight distance for crossing motor vehicle travelways is measured:

- From an eye height of 3.5' at a point on the centerline of the approaching travelway 6' back from the face of curb or edge of the nearest Travel Lane.
- To a point 3.5' above the road surface along the intersecting road.
- Use the speed of the conflicting travelway.

Table 9-9. Design Intersection Sight Distance—Case B2, Right Turn from Stop

U.S. Customary				Metric			
Design Speed (mph)	Stopping Sight Distance (ft)	Intersection Sight Distance for Passenger Cars		Design Speed (km/h)	Stopping Sight Distance (m)	Intersection Sight Distance for Passenger Cars	
		Calculated (ft)	Design (ft)			Calculated (m)	Design (m)
15	80	143.3	145	20	20	36.1	40
20	115	191.1	195	30	35	54.2	55
25	155	238.9	240	40	50	72.3	75
30	200	286.7	290	50	65	90.4	95
35	250	334.4	335	60	85	108.4	110
40	305	382.2	385	70	105	126.5	130
45	360	430.0	430	80	130	144.6	145
50	425	477.8	480	90	160	162.6	165
55	495	525.5	530	100	185	180.7	185
60	570	573.3	575	110	220	198.8	200
65	645	621.1	625	120	250	216.8	220
70	730	668.9	670	130	285	234.9	235
75	820	716.6	720				
80	910	764.4	765				

Note: Intersection sight distance shown is for a stopped passenger car to turn right onto or to cross a two-lane roadway with no median and with grades of 3 percent or less. For other conditions, the time gap should be adjusted and the sight distance recalculated.



SIGHT DISTANCE – PROGRESS STREET PROFILE
HORIZ. 1"=50'
VERT. 1"=5'

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SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

SIGHT DISTANCE ANALYSIS PROGRESS STREET

PROFESSIONAL SEAL

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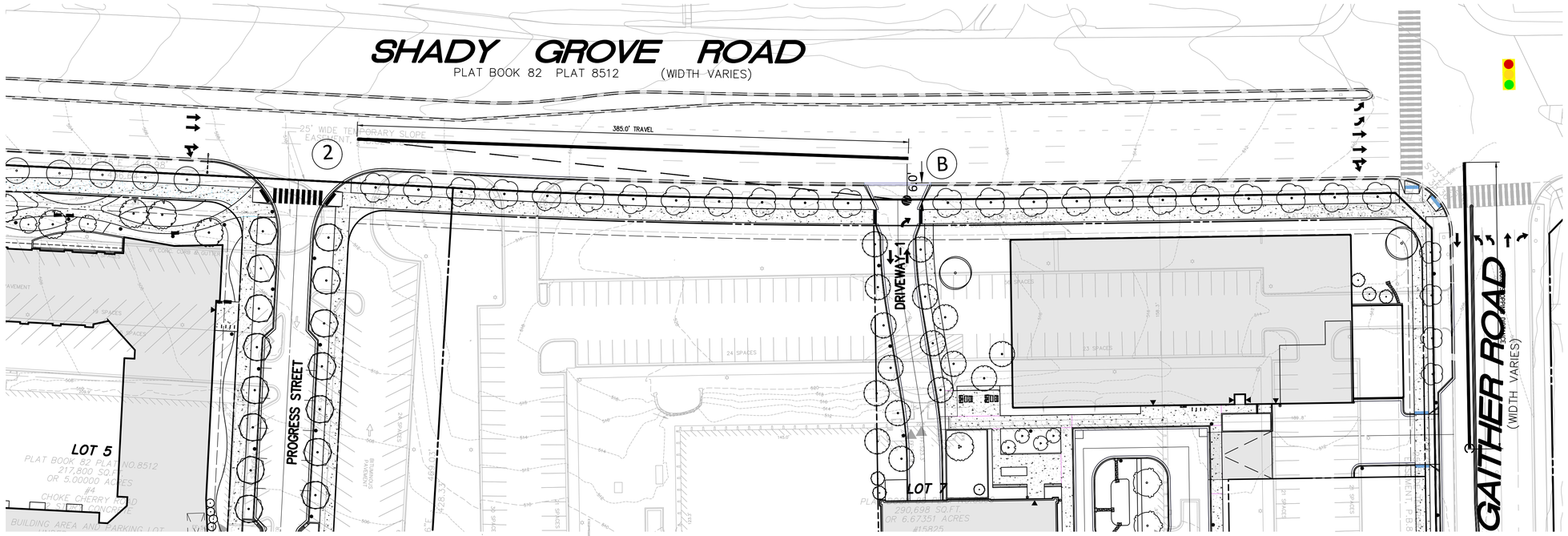
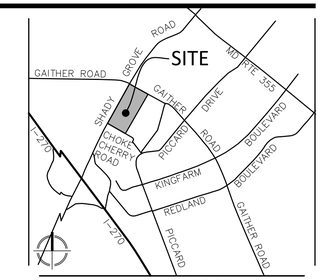
DRAWN BY: ____
DESIGNED BY: ____
DATE ISSUED: ____

VIKA PROJECT VM50554L
DRAWING NO.
SHEET NO. SIGHT-1

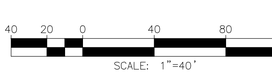
LAYOUT: SIGHT DISTANCE-1, Plotted By: mcrowell

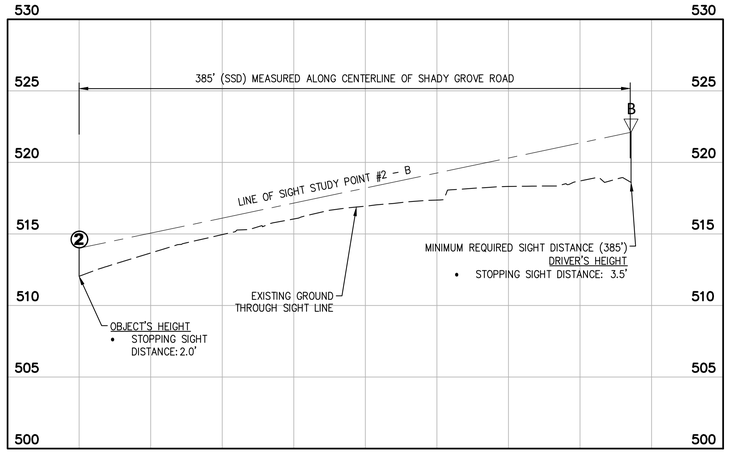
I:\50500-51000\50554\CAD\COMMERCIAL-MULTIFAMILY\SITE\01 SHEETS\50554200_CM_MF_P_SIGHT DISTANCE.dwg + Friday, August 1, 2025 1:41:44 PM





VICINITY MAP
SCALE: 1" = 2000'





SIGHT DISTANCE – DRIVEWAY 1 PROFILE
HORIZ. 1"=50'
VERT. 1"=5'

LEGEND

- TRAFFIC FLOW DIRECTION
- SUBJECT DRIVER
- MINIMUM STOP DISTANCE
- LINE OF SIGHT
- INTERSECTION LIGHT
- DRIVER'S EYE HEIGHT
- OBJECT'S HEIGHT
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MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF TRANSPORTATION
DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

Plan Number:
Project Name: Shady Grove Innovation District

ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Signature

PLS/PE MD Reg. №

Date

Montgomery County Review:
☐ Approved
☐ Disapproved:
By:
Date:

CLASS			
SPEED (MPH)			
VERTICAL	APPROACHING MOTOR VEHICLES	TARGET (FT)	MEASURED (FT)	OK?
L				
R				
HORIZONTAL	APPROACHING MOTOR VEHICLES			
Grade	TARGET (FT)	MEASURED (FT)	OK?	
L				
R				
HORIZONTAL	APPROACHING BIKEWAYS			
Grade	TARGET (FT)	MEASURED (FT)	OK?	
L				
R				
HORIZONTAL	APPROACHING SIDEWALK (IF DIRECTED)			
Grade	TARGET (FT)	MEASURED (FT)	OK?	
L				
R				
COMMENTS				

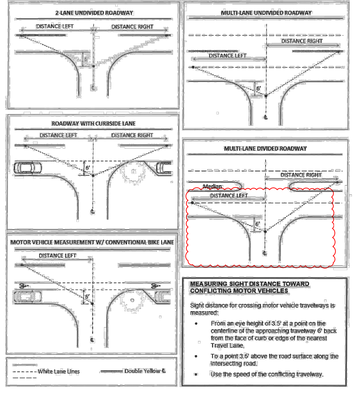
FORM APPROVED 11-9-2023 Date
Chief, Division of Transportation Engineering
Montgomery County Dept. of Transportation
Chief, Land Development
Montgomery County Dept. of Permitting Services

REVISED

Montgomery County Department of Transportation

Sight Distance Review Form

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF TRANSPORTATION
DEPARTMENT OF PERMITTING SERVICES



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9-48 | A Policy on Geometric Design of Highways and Streets

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50	425	477.8	480	90	160	162.6	165
55	495	525.5	530	100	185	180.7	185
60	570	573.3	575	110	220	198.8	200
65	645	621.1	625	120	250	216.8	220
70	730	668.9	670	130	285	234.9	235
75	820	716.6	720				
80	910	764.4	765				

Note: Intersection sight distance shown is for a stopped passenger car to turn right onto or to cross a two-lane roadway with no median and with grades of 3 percent or less. For other conditions, the time gap should be adjusted and the sight distance recalculated.

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

Our Site Set on the Future.

PREPARED FOR:
BXP SHADY GROVE LOT 5 LLC
BXP SHADY GROVE LOT 6 LLC
BXP SHADY GROVE LOT 7 LLC
BXP SHADY GROVE LOT 8 LLC
2200 PENNSYLVANIA AVENUE, NW
SUITE 200W
WASHINGTON DC, 20037
301-704-5447
CJ OVERLY
COVERLY@BXP.COM

DESIGN CONSULTANTS

PLANNER, CIVIL ENGINEER
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CONTACT: MICHAEL GOODMAN, PE

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

SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

SIGHT DISTANCE ANALYSIS PROPOSED DRIVEWAY-1

PROFESSIONAL SEAL
STATE OF MARYLAND
MICHAEL B. GOODMAN
No. 27721
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. ENGINEER'S NAME: Michael B. Goodman, P.E. LICENSE No.: 27721 EXPIRATION DATE: July 19, 2026

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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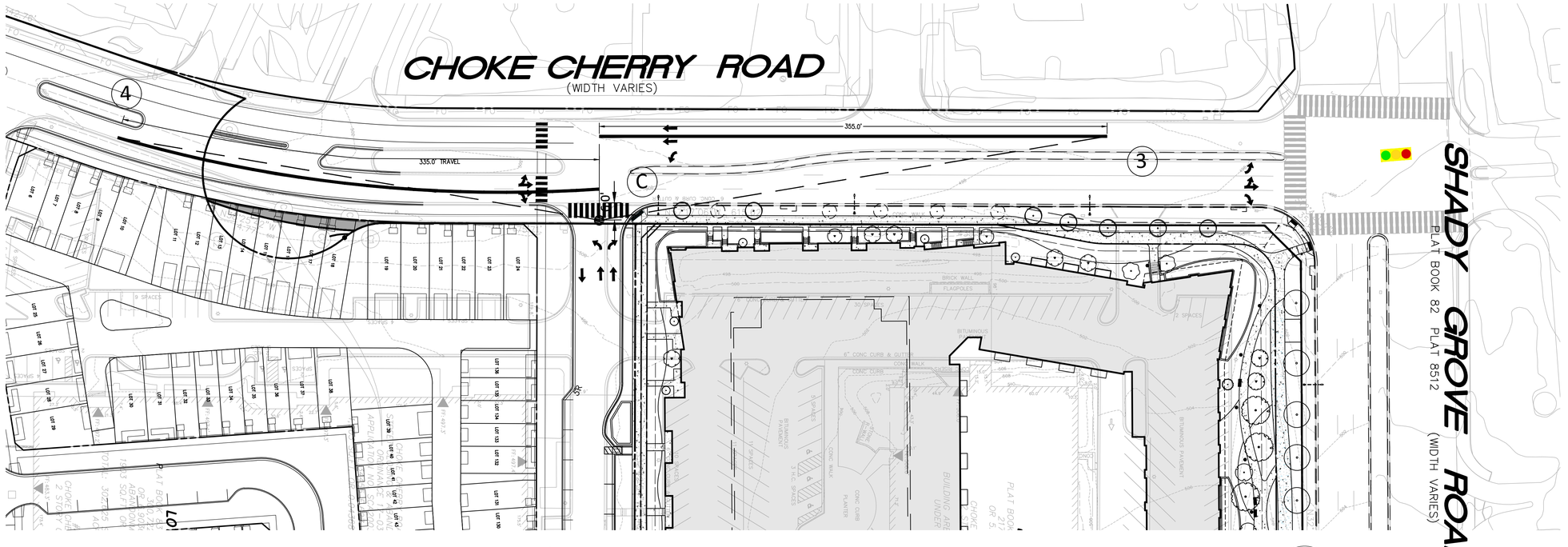
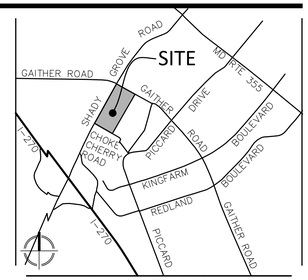
DRAWN BY: ____
DESIGNED BY: ____
DATE ISSUED: ____

VIKA PROJECT VM50554L
DRAWING NO.
SHEET NO. SIGHT-2

S:\50501-51000\50554\CAD\COMMERCIAL-MULTIFAMILY\SITE\VD\01 SHEETS\50554SD00_CM_MF_P_SIGHT DISTANCE.dwg — Friday, August 1, 2025 1:42:23 PM

LAYOUT: SIGHT DISTANCE-2, Plotted By: mcrowell





VICINITY MAP
SCALE: 1" = 2000'

40 20 0 40 80 120
SCALE: 1"=40'

LEGEND

- TRAFFIC FLOW DIRECTION
- SUBJECT DRIVER
- MINIMUM STOP DISTANCE
- LINE OF SIGHT
- INTERSECTION LIGHT
- DRIVER'S EYE HEIGHT
- OBJECT'S HEIGHT
- INTERSECTION SIGHT LINE

NOT FOR CONSTRUCTION

"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.

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF TRANSPORTATION
DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

Plan Number:
Project Name: Shady Grove Innovation District

ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Signature

PLS/PE MD Reg. №

Date

Montgomery County Review:
☐ Approved
☐ Disapproved.
By:
Date:

CLASS: PRIMARY INDUSTRIAL
SPEED (MPH): 30 MPH

APPROACHING MOTOR VEHICLES	TARGET (ft)	MEASURED (ft)	OK?
L	290'	335'	OK
R	355'*	355'	OK*

HORIZONTAL APPROACHING MOTOR VEHICLES	Grade	TARGET (ft)	MEASURED (ft)	OK?
L				
R				

HORIZONTAL APPROACHING SIGHTLINES	Grade	TARGET (ft)	MEASURED (ft)	OK?
L				
R				

HORIZONTAL APPROACHING SIDEWALK (1 DIRECTION)	Grade	TARGET (ft)	MEASURED (ft)	OK?
L				
R				

COMMENTS

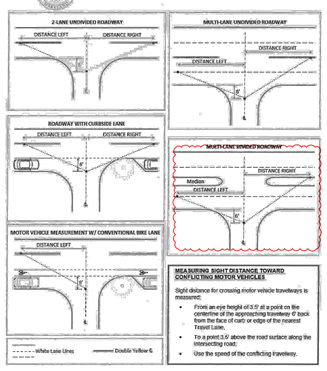
* INTERSECTION SIGHT DISTANCE WAS ADJUSTED BY ADDING 0.5s FOR ONE EQUIVALENT ADDITIONAL LANE, TO THE 7.5' TIME GAP PER MANUAL.
1.47x30x(7.5+0.5) = 352.6'

FORM APPROVED 11-4-2013 Date
Chief, Division of Transportation Engineering
Montgomery County Dept. of Transportation
Chief, Land Development
Montgomery County Dept. of Permitting Services
REVISED

Montgomery County
Department of Transportation

Sight Distance
Review Form

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF TRANSPORTATION
DEPARTMENT OF PERMITTING SERVICES



MEASURING SIGHT DISTANCE TOWARD CONFLICTING MOTOR VEHICLES

Sight distance for crossing and/or vehicle travelways is measured:

- From an eye height of 3.5' at a point on the centerline of the approaching travelway 6' back from the face of curb or edge of the nearest Travel Lane.
- To a point 3.5' above the road surface along the intersecting road:
- Use the speed of the conflicting travelway.

9-46 | A Policy on Geometric Design of Highways and Streets

Table 9-7. Design Intersection Sight Distance—Case B1, Left Turn from Stop

U.S. Customary				Metric			
Design Speed (mph)	Stopping Sight Distance (ft)	Intersection Sight Distance for Passenger Cars		Design Speed (km/h)	Stopping Sight Distance (m)	Intersection Sight Distance for Passenger Cars	
		Calculated (ft)	Design (ft)			Calculated (m)	Design (m)
15	80	165.4	170	20	20	41.7	45
20	115	220.5	225	30	35	62.6	65
25	155	275.6	280	40	50	83.4	85
30	200	330.8	~~335~~ 355	50	65	104.3	105
35	250	385.9	390	60	85	125.1	130
40	305	441.0	445	70	105	146.0	150
45	360	496.1	500	80	130	166.8	170
50	425	551.3	555	90	160	187.7	190
55	495	606.4	610	100	185	208.5	210
60	570	661.5	665	110	220	229.4	230
65	645	716.6	720	120	250	250.2	255
70	730	771.8	775	130	285	271.1	275
75	820	826.9	830				
80	910	882.0	885				

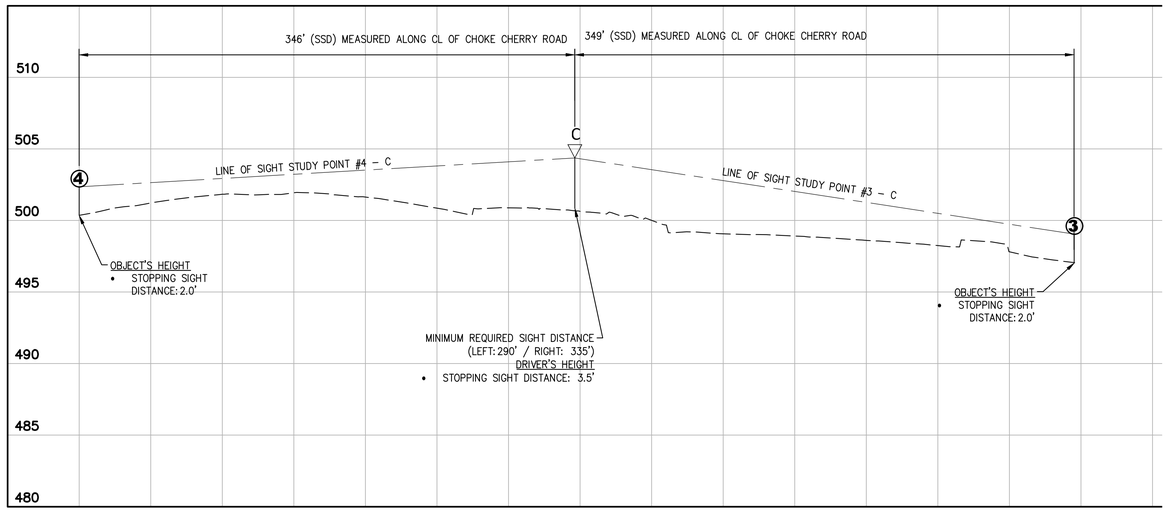
Notes: Intersection sight distance shown is for a stopped passenger car to turn left onto a two-lane highway with no median and grades 3 percent or less. For other conditions, the time gap should be adjusted and the sight distance recalculated.

9-48 | A Policy on Geometric Design of Highways and Streets

Table 9-9. Design Intersection Sight Distance—Case B2, Right Turn from Stop

U.S. Customary				Metric			
Design Speed (mph)	Stopping Sight Distance (ft)	Intersection Sight Distance for Passenger Cars		Design Speed (km/h)	Stopping Sight Distance (m)	Intersection Sight Distance for Passenger Cars	
		Calculated (ft)	Design (ft)			Calculated (m)	Design (m)
15	80	143.3	145	20	20	36.1	40
20	115	191.1	195	30	35	54.2	55
25	155	238.9	240	40	50	72.3	75
30	200	286.7	290	50	65	90.4	95
35	250	334.4	335	60	85	108.4	110
40	305	382.2	385	70	105	126.5	130
45	360	430.0	430	80	130	144.6	145
50	425	477.8	480	90	160	162.6	165
55	495	525.5	530	100	185	180.7	185
60	570	573.3	575	110	220	198.8	200
65	645	621.1	625	120	250	216.8	220
70	730	668.9	670	130	285	234.9	235
75	820	716.6	720				
80	910	764.4	765				

Note: Intersection sight distance shown is for a stopped passenger car to turn right onto or to cross a two-lane roadway with no median and with grades of 3 percent or less. For other conditions, the time gap should be adjusted and the sight distance recalculated.



SIGHT DISTANCE – DISCOVERY STREET SOUTH PROFILE
HORIZ. 1"=50'
VERT. 1"=5'

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CJ OVERLY
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DESIGN CONSULTANTS

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ROCKVILLE, MD 20850
301.517.4813
CONTACT: SCOTT WALLACE

SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

SIGHT DISTANCE ANALYSIS DISCOVERY STREET SOUTH

PROFESSIONAL SEAL
STATE OF MARYLAND · MICHAEL B. GOODMAN · No. 27721 · 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. ENGINEER'S NAME: Michael B. Goodman, P.E.
LICENSE No.: 27721
EXPIRATION DATE: July 19, 2026

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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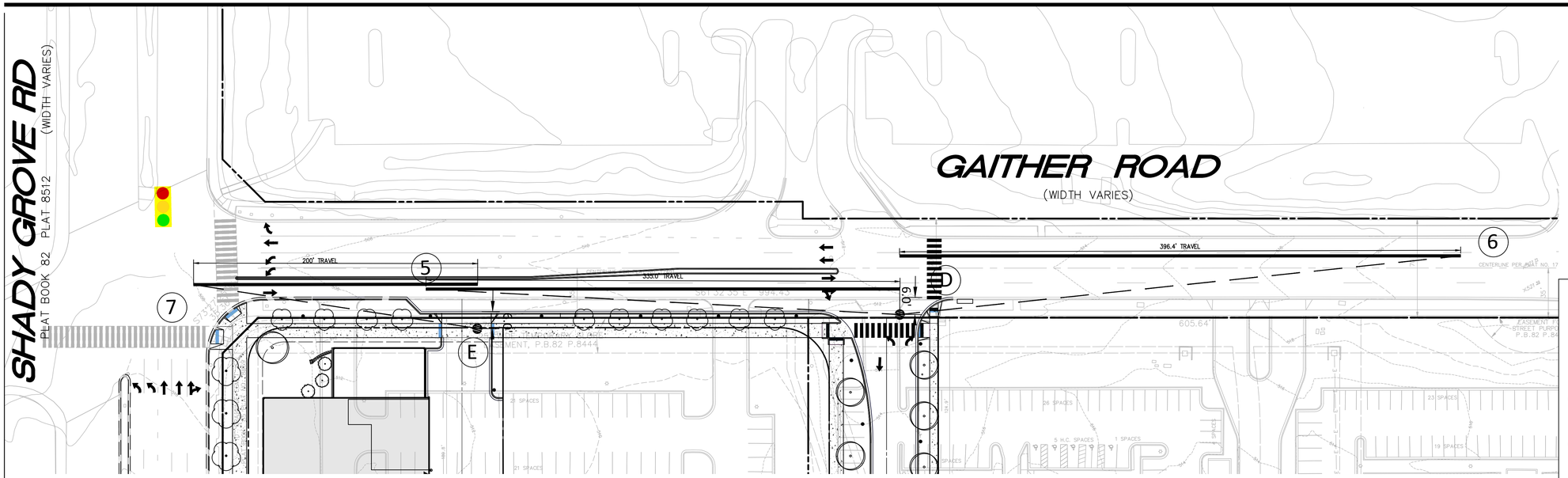
DRAWN BY:
DESIGNED BY:
DATE ISSUED:

VIKA PROJECT VM50554L

DRAWING NO.

SHEET NO. SIGHT-3



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- TRAFFIC FLOW DIRECTION
- SUBJECT DRIVER
- MINIMUM STOP DISTANCE
- LINE OF SIGHT
- INTERSECTION LIGHT
- DRIVER'S EYE HEIGHT
- OBJECT'S HEIGHT
- INTERSECTION SIGHT LINE

40 20 0 40 80 120
SCALE: 1"=40'

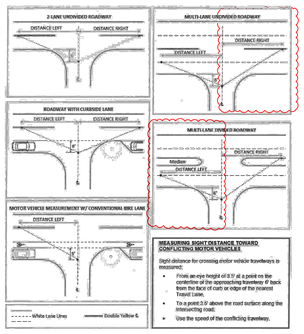


Table 9-7. Design Intersection Sight Distance—Case B1, Left Turn from Stop

U.S. Customary				Metric			
Design Speed (mph)	Stopping Sight Distance (ft)	Intersection Sight Distance for Passenger Cars		Design Speed (km/h)	Stopping Sight Distance (m)	Intersection Sight Distance for Passenger Cars	
		Calculated (ft)	Design (ft)			Calculated (m)	Design (m)
15	80	165.4	170	20	20	41.7	45
20	115	220.5	225	30	35	62.6	65
25	155	275.6	280	40	50	83.4	85
30	200	330.8	~~330~~ 395*	50	65	104.3	105
35	250	385.9	390	60	85	125.1	130
40	305	441.0	445	70	105	146.0	150
45	360	496.1	500	80	130	166.8	170
50	425	551.3	555	90	160	187.7	190
55	495	606.4	610	100	185	208.5	210
60	570	661.5	665	110	220	229.4	230
65	645	716.6	720	120	250	250.2	255
70	730	771.8	775	130	285	271.1	275
75	820	826.9	830				
80	910	882.0	885				

Note: Intersection sight distance shown is for a stopped passenger car to turn left onto a two-lane highway with no median and grades 3 percent or less. For other conditions, the time gap should be adjusted and the sight distance recalculated.

Table 9-9. Design Intersection Sight Distance—Case B2, Right Turn from Stop

U.S. Customary				Metric			
Design Speed (mph)	Stopping Sight Distance (ft)	Intersection Sight Distance for Passenger Cars		Design Speed (km/h)	Stopping Sight Distance (m)	Intersection Sight Distance for Passenger Cars	
		Calculated (ft)	Design (ft)			Calculated (m)	Design (m)
15	80	143.3	145	20	20	36.1	40
20	115	191.1	195	30	35	54.2	55
25	155	238.9	240	40	50	72.3	75
30	200	286.7	290	50	65	90.4	95
35	250	334.4	335	60	85	108.4	110
40	305	382.2	385	70	105	126.5	130
45	360	430.0	430	80	130	144.6	145
50	425	477.8	480	90	160	162.6	165
55	495	525.5	530	100	185	180.7	185
60	570	573.3	575	110	220	198.8	200
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75	820	716.6	720				
80	910	764.4	765				

Note: Intersection sight distance shown is for a stopped passenger car to turn right onto or to cross a two-lane roadway with no median and with grades of 3 percent or less. For other conditions, the time gap should be adjusted and the sight distance recalculated.

NOT FOR CONSTRUCTION

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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.

ENTRANCE D

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF TRANSPORTATION
DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

Plan Number:
Project Name: Shady Grove Innovation District

ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Signature

PLS/PE MD Reg. №

Date

Montgomery County Review:
☐ Approved
☐ Disapproved:
By:
Date:

DISCOVERY ST TO GAITHER RD
CLASS: PRIMARY INDUSTRIAL
SPEED (MPH): 30 MPH

APPROACHING MOTOR VEHICLES		TARGET (FT)	MEASURED (FT)	OK?
VERTICAL	L	290'	335'	OK
	R	395' *	396'	OK

HORIZONTAL	APPROACHING MOTOR VEHICLES			
	Grade	TARGET (FT)	MEASURED (FT)	OK?
L				
R				

HORIZONTAL	APPROACHING BIKEWAYS			
	Grade	TARGET (FT)	MEASURED (FT)	OK?
L				
R				

HORIZONTAL	APPROACHING SIDEWALK (IF DIRECTED)			
	Grade	TARGET (FT)	MEASURED (FT)	OK?
L				
R				

COMMENTS
*RIGHT SIGHT DISTANCE TARGET ADJUSTED WITH TIME GAP OF 9s TO ACCOUNT FOR 3 ADDITIONAL LANES TO CROSS

FORM APPROVED Date: 11-9-2023 — REVISED
Chief, Division of Transportation Engineering
Montgomery County Dept. of Transportation
Chief, Land Development
Montgomery County Dept. of Permitting Services

Montgomery County Department of Transportation
Sight Distance Review Form

ENTRANCE E

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF TRANSPORTATION
DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

Plan Number:
Project Name: Shady Grove Innovation District

ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Signature

PLS/PE MD Reg. №

Date

Montgomery County Review:
☐ Approved
☐ Disapproved:
By:
Date:

LOADING DOCK DRIVEWAY TO GAITHER RD
CLASS: PRIMARY INDUSTRIAL
SPEED (MPH): 30 MPH

APPROACHING MOTOR VEHICLES		TARGET (FT)	MEASURED (FT)	OK?
VERTICAL	L	290'	200'	**
	R			

HORIZONTAL	APPROACHING MOTOR VEHICLES			
	Grade	TARGET (FT)	MEASURED (FT)	OK?
L				
R				

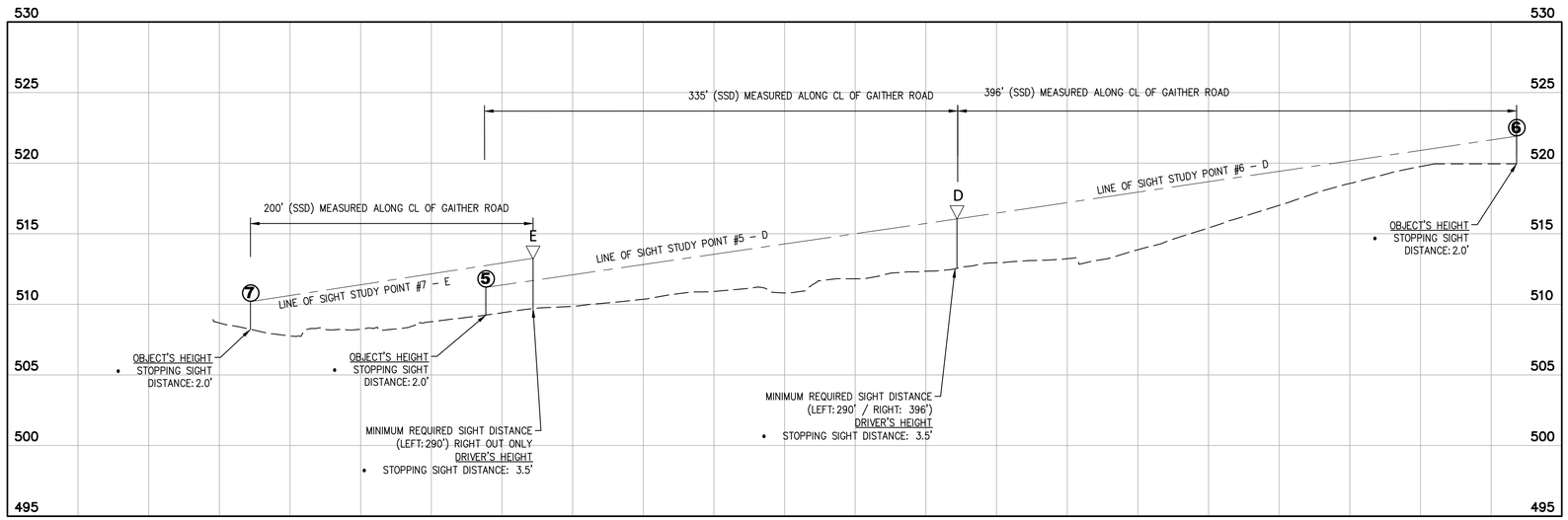
HORIZONTAL	APPROACHING BIKEWAYS			
	Grade	TARGET (FT)	MEASURED (FT)	OK?
L				
R				

HORIZONTAL	APPROACHING SIDEWALK (IF DIRECTED)			
	Grade	TARGET (FT)	MEASURED (FT)	OK?
L				
R				

COMMENTS
** DRIVEWAY TO BE USED FOR INFREQUENT DELIVERY TRUCKS ONLY. THE MINIMUM STOPPING SIGHT DISTANCE OF 200' IS PROVIDED. REFER TO SIGHT-6 FOR ANALYSIS OF STOPPING DISTANCE FROM ON COMING TRAFFIC TRAVELING 30 MPH EB ON GAITHER RD

FORM APPROVED Date: 11-9-2023 — REVISED
Chief, Division of Transportation Engineering
Montgomery County Dept. of Transportation
Chief, Land Development
Montgomery County Dept. of Permitting Services

Montgomery County Department of Transportation
Sight Distance Review Form



SIGHT DISTANCE – DISCOVERY STREET NORTH PROFILE
HORIZ. 1"=50'
VERT. 1"=5'

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301.916.4100 | vika.com

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CJ OVERLY
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DESIGN CONSULTANTS

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SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

SIGHT DISTANCE ANALYSIS DISCOVERY STREET NORTH

PROFESSIONAL SEAL
STATE OF MARYLAND
MICHAEL B. GOODMAN
No. 27721
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. ENGINEER'S NAME: Michael B. Goodman, P.E.
LICENSE No.: 27721
EXPIRATION DATE: July 19, 2026

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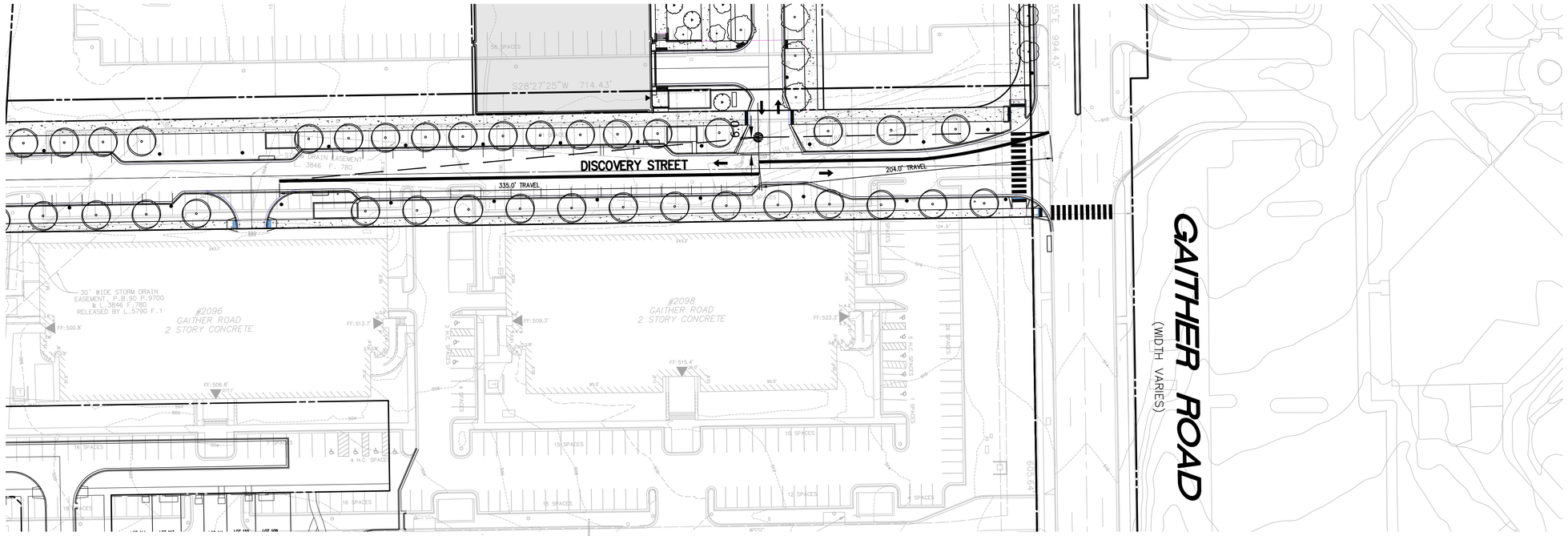
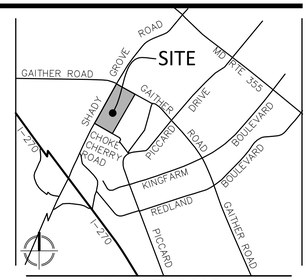
DRAWN BY: ____
DESIGNED BY: ____
DATE ISSUED: ____

VIKA PROJECT VM50554L

DRAWING NO.

SHEET NO. SIGHT-4





VICINITY MAP
SCALE: 1" = 2000'

40 20 0 40 80 120
SCALE: 1"=40'

LEGEND

- TRAFFIC FLOW DIRECTION
- SUBJECT DRIVER
- MINIMUM STOP DISTANCE
- LINE OF SIGHT
- INTERSECTION LIGHT
- DRIVER'S EYE HEIGHT
- OBJECT'S HEIGHT
- INTERSECTION SIGHT LINE

NOT FOR CONSTRUCTION

"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.

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF TRANSPORTATION
DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

Plan Number:
Project Name: Shady Grove Innovation District

ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Signature

PLS/PE MD Reg. №

Date

Montgomery County Review:
☐ Approved
☐ Disapproved:
By:
Date:

CLASS	SECONDARY BUSINESS		
SPEED (MPH)	30 MPH		
VERTICAL — APPROACHING MOTOR VEHICLES	TARGET (FT)	MEASURED (FT)	OK?
L	292'	204'	OK*
R	335'	> 335'	OK
HORIZONTAL — APPROACHING MOTOR VEHICLES	Grade	TARGET (FT)	MEASURED (FT)	OK?
L				
R				
HORIZONTAL — APPROACHING BIKEWAYS	Grade	TARGET (FT)	MEASURED (FT)	OK?
L				
R				
HORIZONTAL — APPROACHING SIDEWALK (IF DIRECTS)	Grade	TARGET (FT)	MEASURED (FT)	OK?
L				
R				

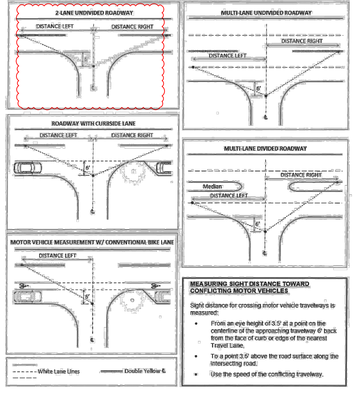
COMMENTS
* LEFT SIGHT DISTANCE LESS THAN REQUIRED, HOWEVER ONCOMING VEHICLE IS COMING FROM A TURNING CONDITION AT REDUCED SPEED.

FORM APPROVED 11-9-2017 Date
Chief, Division of Transportation Engineering
Montgomery County Dept. of Transportation
Chief, Land Development
Montgomery County Dept. of Permitting Services
REVISED

Montgomery County Department of Transportation

Sight Distance Review Form

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF TRANSPORTATION
DEPARTMENT OF PERMITTING SERVICES



MEASURING SIGHT DISTANCE TOWARD CONFLICTING MOTOR VEHICLES

Sight distance for crossing motor vehicle travelways is measured:

- From an eye height of 3.5' at a point on the centerline of the approaching travelway 6' back from the face of curb or edge of the nearest Travel Lane.
- To a point 3.5' above the road surface along the intersecting road.
- Use the speed of the conflicting travelway.

9-46 | A Policy on Geometric Design of Highways and Streets

Table 9-7. Design Intersection Sight Distance—Case B1, Left Turn from Stop

U.S. Customary				Metric			
Design Speed (mph)	Stopping Sight Distance (ft)	Intersection Sight Distance for Passenger Cars		Design Speed (km/h)	Stopping Sight Distance (m)	Intersection Sight Distance for Passenger Cars	
		Calculated (ft)	Design (ft)			Calculated (m)	Design (m)
15	80	165.4	170	20	20	41.7	45
20	115	220.5	225	30	35	62.6	65
25	155	275.6	280	40	50	83.4	85
30	200	330.8	335	50	65	104.3	105
35	250	385.9	390	60	85	125.1	130
40	305	441.0	445	70	105	146.0	150
45	360	496.1	500	80	130	166.8	170
50	425	551.3	555	90	160	187.7	190
55	495	606.4	610	100	185	208.5	210
60	570	661.5	665	110	220	229.4	230
65	645	716.6	720	120	250	250.2	255
70	730	771.8	775	130	285	271.1	275
75	820	826.9	830				
80	910	882.0	885				

Note: Intersection sight distance shown is for a stopped passenger car to turn left onto a two-lane highway with no median and grades 3 percent or less. For other conditions, the time gap should be adjusted and the sight distance recalculated.

9-48 | A Policy on Geometric Design of Highways and Streets

Table 9-9. Design Intersection Sight Distance—Case B2, Right Turn from Stop

U.S. Customary				Metric			
Design Speed (mph)	Stopping Sight Distance (ft)	Intersection Sight Distance for Passenger Cars		Design Speed (km/h)	Stopping Sight Distance (m)	Intersection Sight Distance for Passenger Cars	
		Calculated (ft)	Design (ft)			Calculated (m)	Design (m)
15	80	143.3	145	20	20	36.1	40
20	115	191.1	195	30	35	54.2	55
25	155	238.9	240	40	50	72.3	75
30	200	286.7	290	50	65	90.4	95
35	250	334.4	335	60	85	108.4	110
40	305	382.2	385	70	105	126.5	130
45	360	430.0	430	80	130	144.6	145
50	425	477.8	480	90	160	162.6	165
55	495	525.5	530	100	185	180.7	185
60	570	573.3	575	110	220	198.8	200
65	645	621.1	625	120	250	216.8	220
70	730	668.9	670	130	285	234.9	235
75	820	716.6	720				
80	910	764.4	765				

Note: Intersection sight distance shown is for a stopped passenger car to turn right onto or to cross a two-lane roadway with no median and with grades of 3 percent or less. For other conditions, the time gap should be adjusted and the sight distance recalculated.

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CJ OVERLY
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301.517.4813
CONTACT: SCOTT WALLACE

SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

SIGHT DISTANCE ANALYSIS PROPOSED DRIVEWAY-2

PROFESSIONAL SEAL
STATE OF MARYLAND · MICHAEL B. GOODMAN · No. 27721 · 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. ENGINEER'S NAME: Michael B. Goodman, P.E. LICENSE No.: 27721 EXPIRATION DATE: July 19, 2026

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DESIGNED BY: ____
DATE ISSUED: ____

VIKA PROJECT VM50554L

DRAWING NO.

SHEET NO. SIGHT-5

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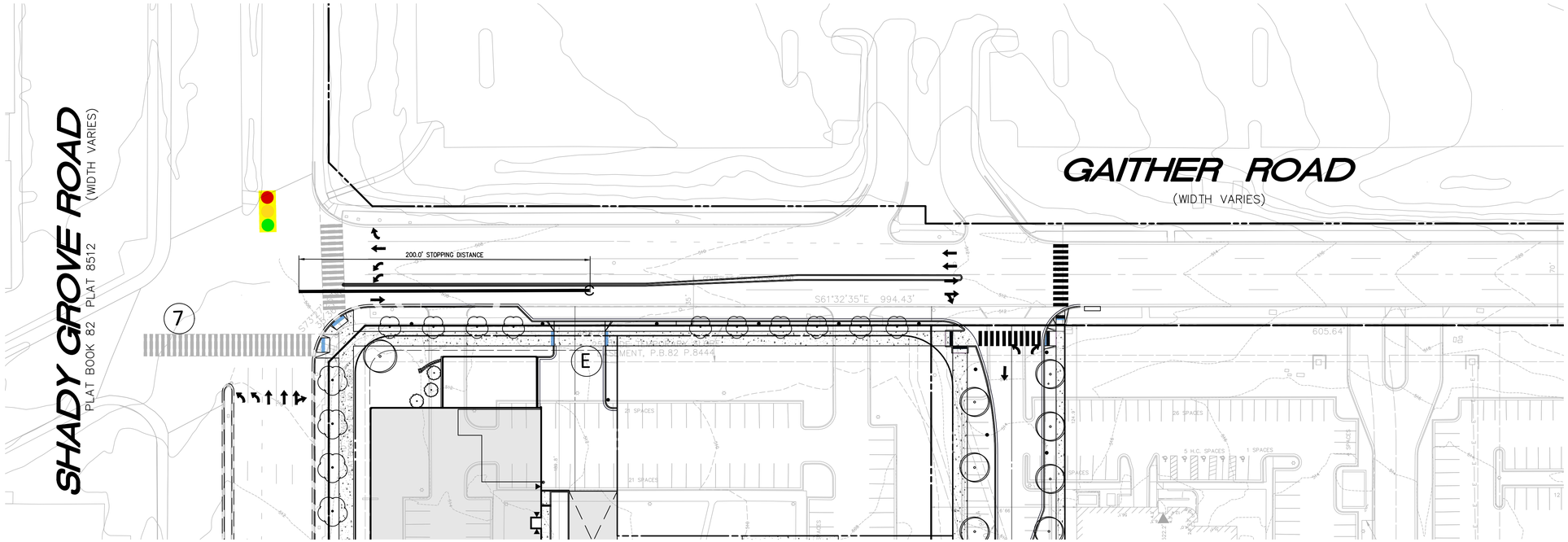
LAYOUT: SIGHT DISTANCE-5, Plotted By: mcrowell



40 20 0 40 80 120

SCALE: 1"=40'

VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- TRAFFIC FLOW DIRECTION
- SUBJECT DRIVER
- MINIMUM STOP DISTANCE
- LINE OF SIGHT
- INTERSECTION LIGHT
- DRIVER'S EYE HEIGHT
- OBJECT'S HEIGHT
- INTERSECTION SIGHT LINE

ENTRANCE E

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF TRANSPORTATION
DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

Plan Number:
Project Name: Shady Grove Innovation District

ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Signature

PLS/PE MD Reg. Nº

Date

Montgomery County Review:
☐ Approved
☐ Disapproved:
By:
Date:

DISCOVERY ST TO GAITHER RD

CLASS	PRIMARY INDUSTRIAL
SPEED (MPH)	30 MPH

APPROACHING MOTOR VEHICLES	TARGET (FT)	MEASURED (FT)	OK?
VERTICAL L			
VERTICAL R			

HORIZONTAL APPROACHING MOTOR VEHICLES	GRADE	TARGET (FT)	MEASURED (FT)	OK?
L		200'	200'	OK
R				

HORIZONTAL APPROACHING BIKEWAYS	GRADE	TARGET (FT)	MEASURED (FT)	OK?
L				
R				

HORIZONTAL APPROACHING SIDEWALK (IF DIRECTED)	GRADE	TARGET (FT)	MEASURED (FT)	OK?
L				
R				

COMMENTS
STOPPING SIGHT DISTANCE FROM GAITHER ROAD LOOKING AT VEHICLE EXITING LOADING DOCK DRIVEWAY

FORM APPROVED: 11-9-2007 Date
Chief, Division of Transportation Engineering
Montgomery County Dept. of Transportation

Chief, Land Development
Montgomery County Dept. of Permitting Services

REVISED

Montgomery County
Department of Transportation

Sight Distance
Review Form

Table 9-7. Design Intersection Sight Distance—Case B1, Left Turn from Stop

U.S. Customary				Metric			
Design Speed (mph)	Stopping Sight Distance (ft)	Intersection Sight Distance for Passenger Cars		Design Speed (km/h)	Stopping Sight Distance (m)	Intersection Sight Distance for Passenger Cars	
		Calculated (ft)	Design (ft)			Calculated (m)	Design (m)
15	80	165.4	170	20	20	41.7	45
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30	200	330.8	335	50	65	104.3	105
35	250	385.9	390	60	85	125.1	130
40	305	441.0	445	70	105	146.0	150
45	360	496.1	500	80	130	166.8	170
50	425	551.3	555	90	160	187.7	190
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75	820	826.9	830				
80	910	882.0	885				

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NOT FOR CONSTRUCTION

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WASHINGTON DC, 20037
301-704-5447
CJ OVERLY
COVERLY@BXP.COM

DESIGN CONSULTANTS

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LANDSCAPE ARCHITECT
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MILES & STOCKBRIDGE
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301.517.4813
CONTACT: SCOTT WALLACE

SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

SIGHT DISTANCE ANALYSIS GAITHER RD

PROFESSIONAL SEAL

STATE OF MARYLAND
MICHAEL B. GOODMAN
No. 27721
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. ENGINEER'S NAME: Michael B. Goodman, P.E. LICENSE No.: 27721 EXPIRATION DATE: July 19, 2026

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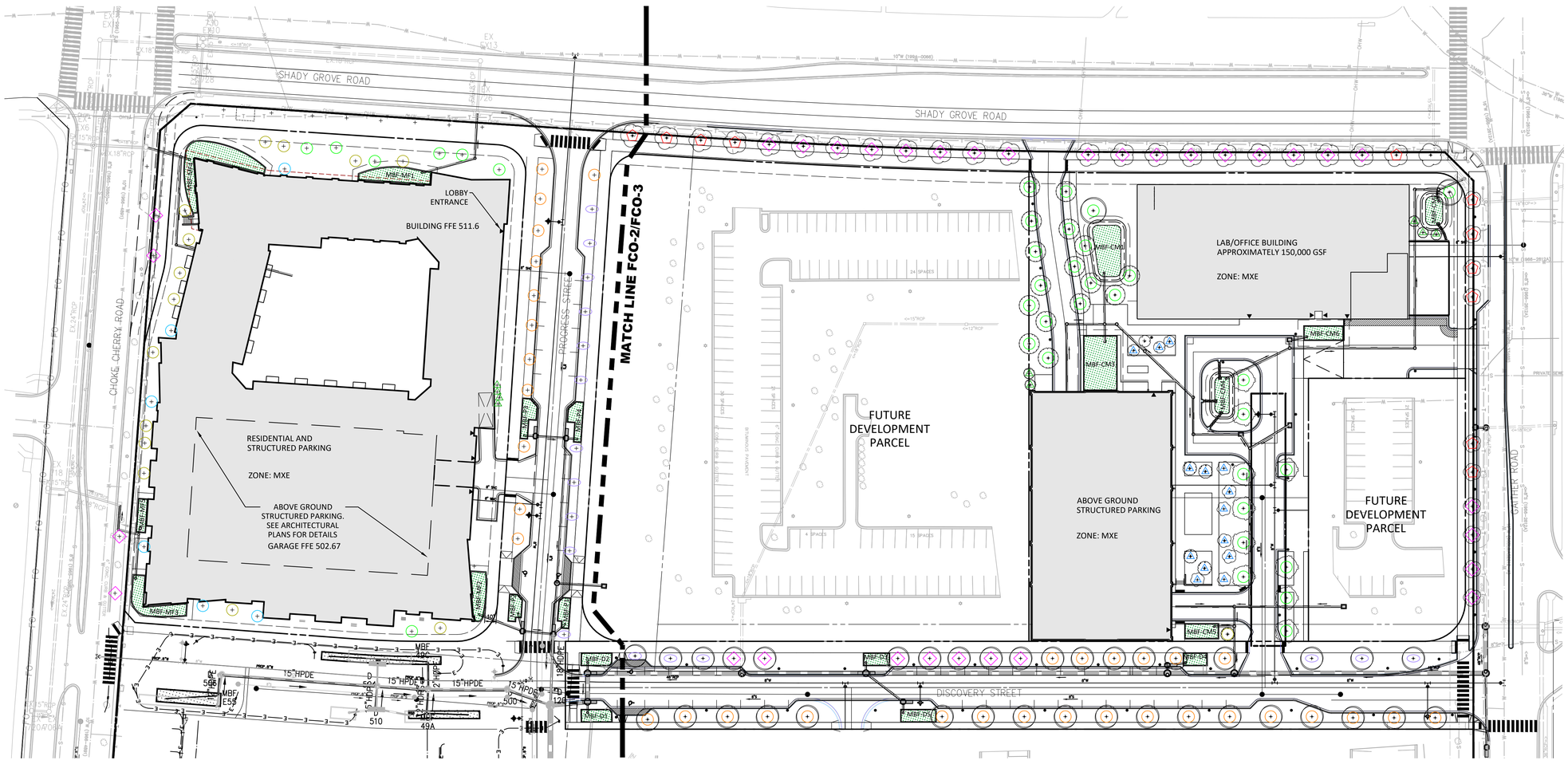
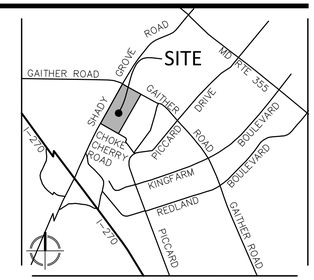
VIKA PROJECT VM50554L

DRAWING NO.

SHEET NO. SIGHT-6





VICINITY MAP
SCALE: 1" = 2000'

PLAN LEGEND

- LIMITS OF SUBJECT PROPERTY
- ADJACENT PROPERTY/LOT LINES
- LOD — LOD — LIMITS OF DISTURBANCE
- 100 YR — 100 YEAR FLOODPLAIN
- BRL — 100 YEAR FLOODPLAIN 25' BRL
- SVB — STREAM VALLEY BUFFER
- 2UC 400 — SOILS
- EXISTING TREE CANOPY (NOT FOREST)
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED SEWER 8"S
- PROPOSED WATER 8"W
- PROPOSED STORM DRAIN 15" RCP
- PROPOSED SWM FACILITY
- PROPOSED SIGNIFICANT TREE REPLACEMENT CREDITS
- PROPOSED STREET TREES FOR FC CREDITS
- PROPOSED CANOPY TREES FOR FC CREDITS
- PROPOSED ORNAMENTAL TREES FOR FC CREDITS
- PROPOSED SMALL EVERGREEN TREES FOR FC CREDITS
- PROPOSED STREET TREE REPLACEMENTS
- PROPOSED SMALL EVERGREEN TREES FOR MTC ONLY
- PROPOSED ORNAMENTAL TREES FOR MTC ONLY

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50 25 0 50 80 120
SCALE: 1"=50'

LAYOUT: FCO-1, Plotted By: Mounaud

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SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

SWM AND FOREST CONSERVATION OVERLAY

COMPOSITE PLAN

PROFESSIONAL SEAL
STATE OF MARYLAND · MICHAEL B. GOODMAN · No. 27721 · 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. ENGINEER'S NAME: Michael B. Goodman, P.E.
LICENSE No.: 27721
EXPIRATION DATE: July 19, 2026

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DESIGNED BY: LGM
DATE ISSUED: 09/20/2024
VIKA PROJECT: VM50554L
DRAWING NO.
SHEET NO. FCO-1

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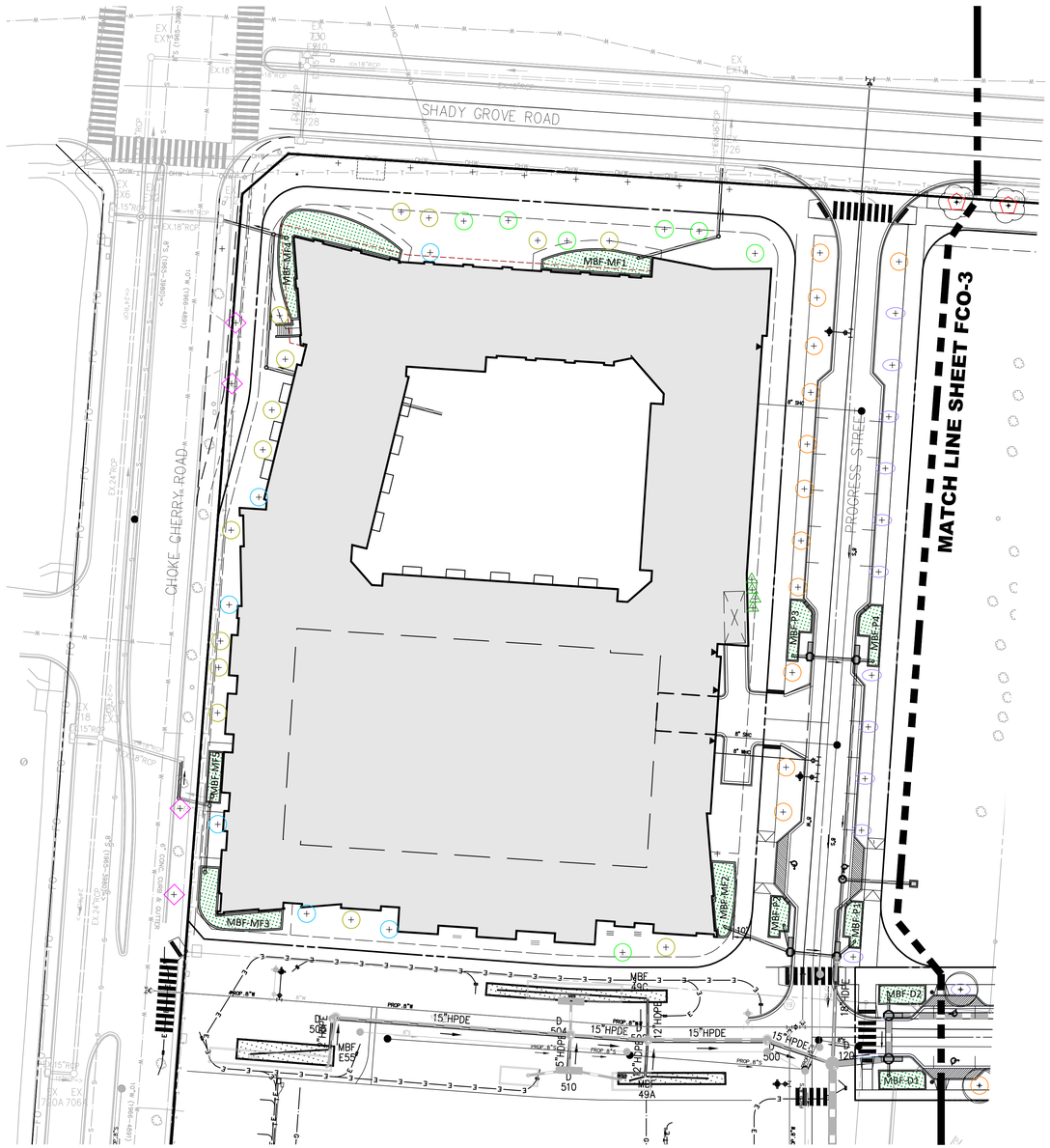

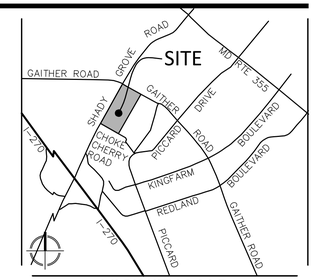

VICINITY MAP
SCALE: 1" = 2000'

PLAN LEGEND

- LIMITS OF SUBJECT PROPERTY
- ADJACENT PROPERTY/LOT LINES
- LOD — LOD — LIMITS OF DISTURBANCE
- 100 YR — 100 YEAR FLOODPLAIN
- BRL — 100 YEAR FLOODPLAIN 25' BRL
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- PROPOSED SMALL EVERGREEN TREES FOR FC CREDITS
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40 20 0 40 80 120
SCALE: 1"=40'

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CONTACT: DREW NAPOLITANO

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11 N WASHINGTON STREET
SUITE 700
ROCKVILLE, MD 20850
301.517.4813
CONTACT: SCOTT WALLACE

SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

SWM AND FOREST CONSERVATION OVERLAY

MULIFAMILY RESIDENTIAL

PROFESSIONAL SEAL
STATE OF MARYLAND · MICHAEL B. GOODMAN · No. 27721 · 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. ENGINEER'S NAME: Michael B. Goodman, P.E.
LICENSE No.: 27721
EXPIRATION DATE: July 19, 2026

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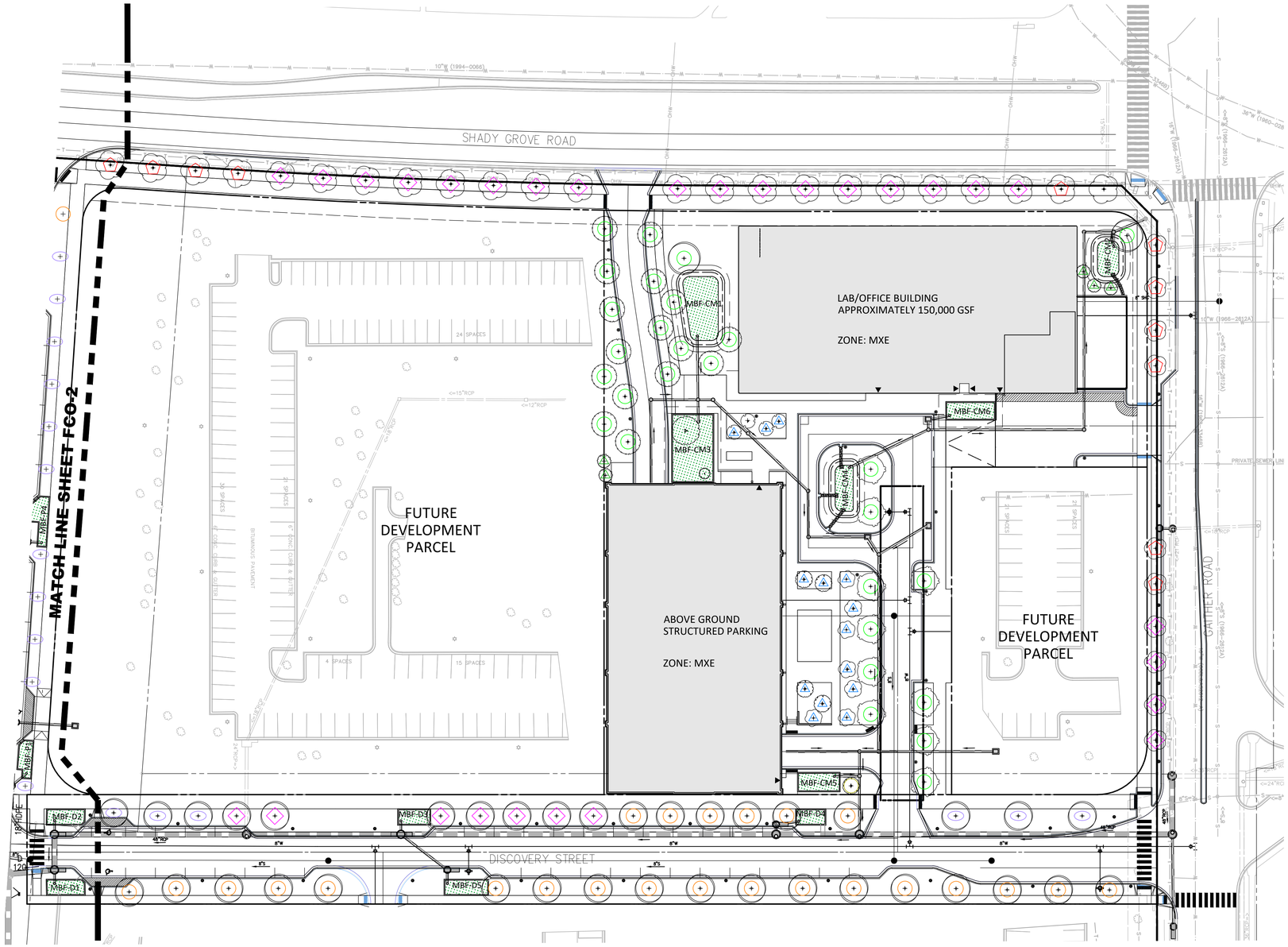
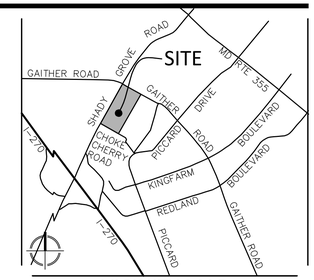
DRAWN BY: LGM
DESIGNED BY: LGM
DATE ISSUED: 09/20/2024
VIKA PROJECT: VM50554L
DRAWING NO.
SHEET NO. FCO-2





VICINITY MAP
SCALE: 1" = 2000'

PLAN LEGEND

- LIMITS OF SUBJECT PROPERTY
- ADJACENT PROPERTY/LOT LINES
- LOD — LOD — LIMITS OF DISTURBANCE
- 100 YR — 100 YEAR FLOODPLAIN
- BRL — 100 YEAR FLOODPLAIN 25' BRL
- SVB — STREAM VALLEY BUFFER
- 2UC / 400 — SOILS
- EXISTING TREE CANOPY (NOT FOREST)
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- 8"S — PROPOSED SEWER
- 8"W — PROPOSED WATER
- 15" RCP — PROPOSED STORM DRAIN
- PROPOSED SWM FACILITY
- PROPOSED SIGNIFICANT TREE REPLACEMENT CREDITS
- PROPOSED STREET TREES FOR FC CREDITS
- PROPOSED CANOPY TREES FOR FC CREDITS
- PROPOSED ORNAMENTAL TREES FOR FC CREDITS
- PROPOSED SMALL EVERGREEN TREES FOR FC CREDITS
- PROPOSED STREET TREE REPLACEMENTS
- PROPOSED SMALL EVERGREEN TREES FOR MTC ONLY
- PROPOSED ORNAMENTAL TREES FOR MTC ONLY

NOT FOR CONSTRUCTION

"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.

40 20 0 40 80 120
SCALE: 1"=40'

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

PREPARED FOR:
BXP SHADY GROVE LOT 5 LLC
BXP SHADY GROVE LOT 6 LLC
BXP SHADY GROVE LOT 7 LLC
BXP SHADY GROVE LOT 8 LLC
2200 PENNSYLVANIA AVENUE, NW
SUITE 200W
WASHINGTON DC, 20037
301-704-5447
CJ OVERLY
COVERLY@BXP.COM

DESIGN CONSULTANTS

PLANNER, CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
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COMMERCIAL ARCHITECT
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2020 K STREET NW
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SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

SWM AND FOREST CONSERVATION OVERLAY

COMMERCIAL

PROFESSIONAL SEAL
STATE OF MARYLAND · MICHAEL B. GOODMAN · No. 27721 · PROFESSIONAL ENGINEER

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DESIGNED BY: LGM
DATE ISSUED: 09/20/2024
VIKA PROJECT: VM50554L
DRAWING NO.
SHEET NO. FCO-3

L:\50554\Design\Drawings\Plan Sets\50554SDP\FCO\50554SDP_FCO.dwg — Friday, August 1, 2025 3:26:35 PM
LAYOUT: FCO-3, Plotted By: Mounaud

5/23/2025 2:02:34 PM

1 A.01 SOUTH ELEVATION
1/16" = 1'-0"

2 A.01 WEST ELEVATION
1/16" = 1'-0"

NOT FOR CONSTRUCTION

PROJECT NAME
SHADY GROVE INNOVATION DISTRICT

PROJECT ADDRESS
2 PROGRESS STREET
ROCKVILLE, MD 20850

DC Project No. 23-P-0248

OWNER / DEVELOPER
BOZZUTO / BOSTON PROPERTIES

PROJECT SUBMISSION

REVISION#	ISSUED FOR	DATE
	PER 1ST DRC COMMENTS	09/20/2024
	PER 2ND DRC COMMENTS	02/21/2025
	PER 3RD DRC SUBMISSION	05/23/2025

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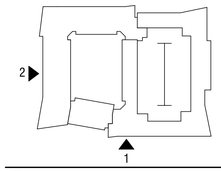
KEY PLAN



SEAL

AFFIRMATION

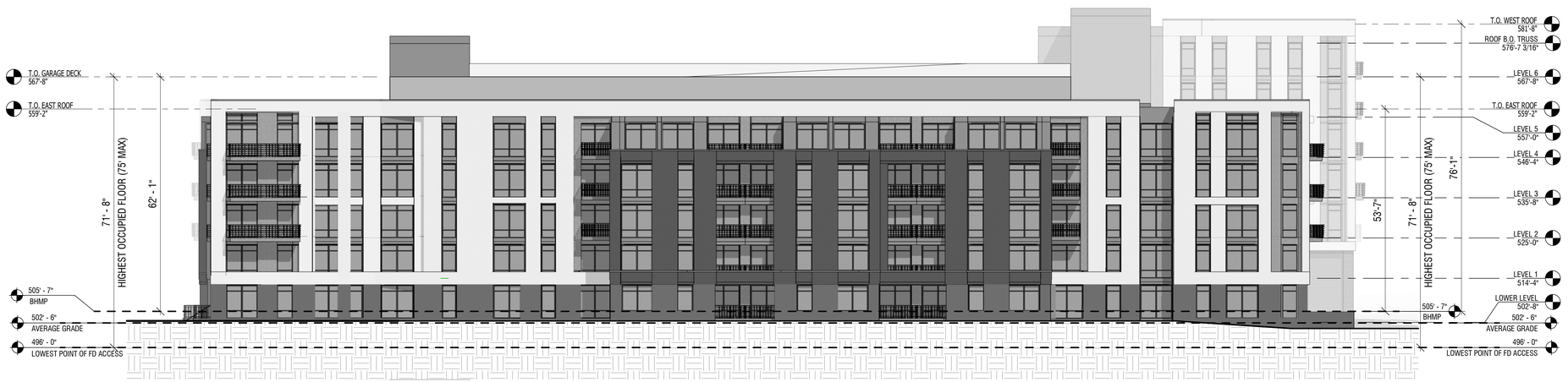
SHEET TITLE
ELEVATIONS - SITE PLAN SUBMISSION

SCALE
1/16" = 1'-0"

SHEET NUMBER
A.01

5/23/2025 2:02:41 PM

1 A.02 NORTH ELEVATION
1/16" = 1'-0"



2 A.02 EAST ELEVATION
1/16" = 1'-0"

NOT FOR CONSTRUCTION

PROJECT NAME
SHADY GROVE INNOVATION DISTRICT

PROJECT ADDRESS
2 PROGRESS STREET
ROCKVILLE, MD 20850

DC Project No. 23-P-0248

OWNER / DEVELOPER
BOZZUTO / BOSTON PROPERTIES

PROJECT SUBMISSION

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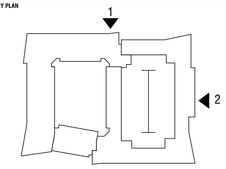

SEAL

AFFIRMATION

SHEET TITLE
ELEVATIONS - SITE PLAN SUBMISSION

SCALE
1/16" = 1'-0"

SHEET NUMBER
A.02

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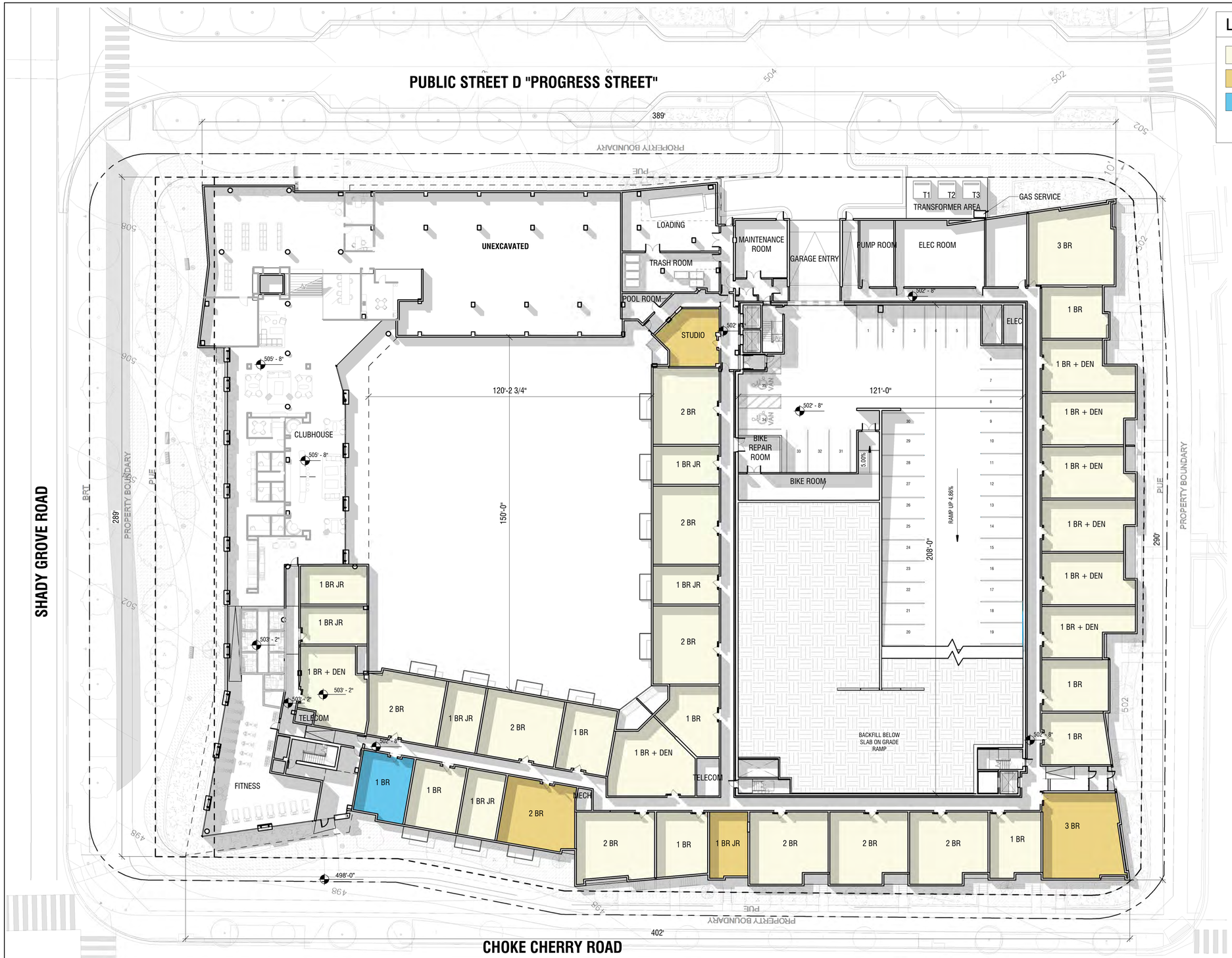

1 A.03 LOWER LEVEL
1" = 20'-0"

LEGEND

- MARKET RATE
- MPDU
- MPDU - TYPE A

UNIT SCHEDULE - MARKET TYPE

TYPE	TOTAL
MARKET RATE	
STUDIO	13
1 BR JR	32
1 BR	127
1 BR + DEN	42
2 BR	87
3 BR	7
MARKET RATE	308
MARKET RATE - TYPE A	
1 BR JR	1
1 BR	4
2 BR	1
MARKET RATE - TYPE A	6
MPDU	
STUDIO	3
1 BR JR	5
1 BR	20
2 BR	13
3 BR	2
MPDU	43
MPDU - TYPE A	
1 BR	1
3 BR	1
MPDU - TYPE A	2
GRAND TOTAL:	359

NOT FOR CONSTRUCTION

PROJECT NAME
SHADY GROVE INNOVATION DISTRICT

PROJECT ADDRESS
2 PROGRESS STREET
ROCKVILLE, MD 20850

DC Project No. 23-P-0248

OWNER / DEVELOPER
BOZZUTO / BOSTON PROPERTIES

PROJECT SUBMISSION

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KEY PLAN

SEAL

AFFIRMATION

SHEET TITLE
FLOOR PLAN - LOWER LEVEL

SCALE
1" = 20'-0"

SHEET NUMBER
A.03

5/23/2025 2:02:51 PM

1 A.04 LEVEL 1
1" = 20'-0"

NOT FOR CONSTRUCTION

LEGEND

- MARKET RATE
- MARKET RATE - TYPE A
- MPDU

PROJECT NAME
SHADY GROVE INNOVATION DISTRICT

PROJECT ADDRESS
2 PROGRESS STREET
ROCKVILLE, MD 20850

DC Project No. 23-P-0248

OWNER / DEVELOPER
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SEAL

AFFIRMATION

SHEET TITLE
FLOOR PLAN - LEVEL 1

SCALE
1" = 20'-0"

SHEET NUMBER
A.04

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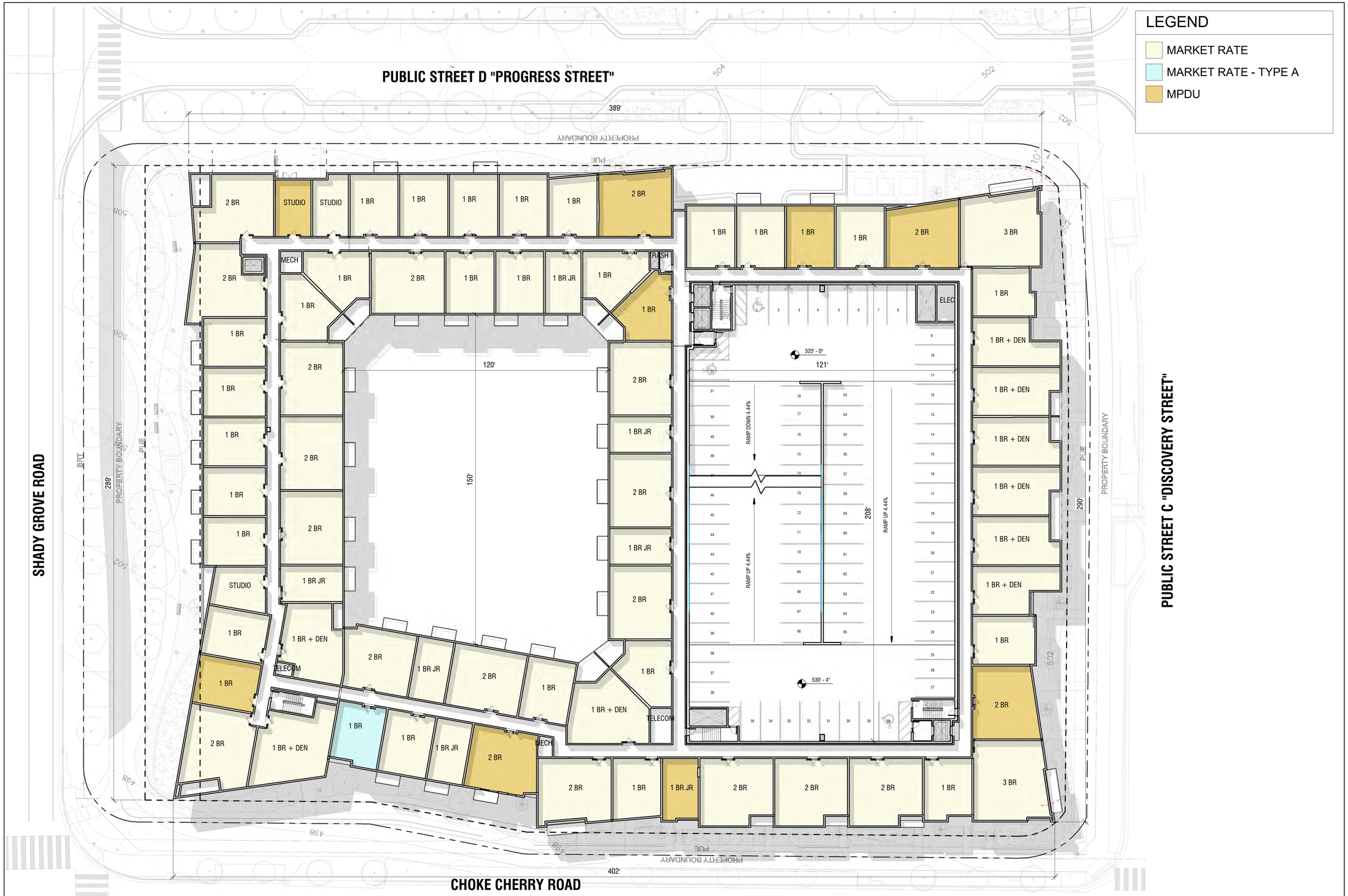

1 A.05 LEVEL 2 (LEVEL 3 SIMILAR)
1" = 20'-0"

LEGEND

- MARKET RATE
- MARKET RATE - TYPE A
- MPDU

NOT FOR CONSTRUCTION

PROJECT NAME
SHADY GROVE INNOVATION DISTRICT

PROJECT ADDRESS
2 PROGRESS STREET
ROCKVILLE, MD 20850

DC Project No. 23-P-0248

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KEY PLAN

SEAL

AFFIRMATION

SHEET TITLE
FLOOR PLAN - LEVEL 2 (LEVEL 3 SIMILAR)

SCALE
1" = 20'-0"

SHEET NUMBER
A.05

5/23/2025 2:02:59 PM

1 A.06 LEVEL 4
1" = 20'-0"

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LEGEND

- MARKET RATE
- MARKET RATE - TYPE A
- MPDU
- MPDU - TYPE A

PROJECT NAME
SHADY GROVE INNOVATION DISTRICT

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DC Project No. 23-P-0248

OWNER / DEVELOPER
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SEAL

AFFIRMATION

SHEET TITLE
FLOOR PLAN - LEVEL 4

SCALE
1" = 20'-0"

SHEET NUMBER
A.06

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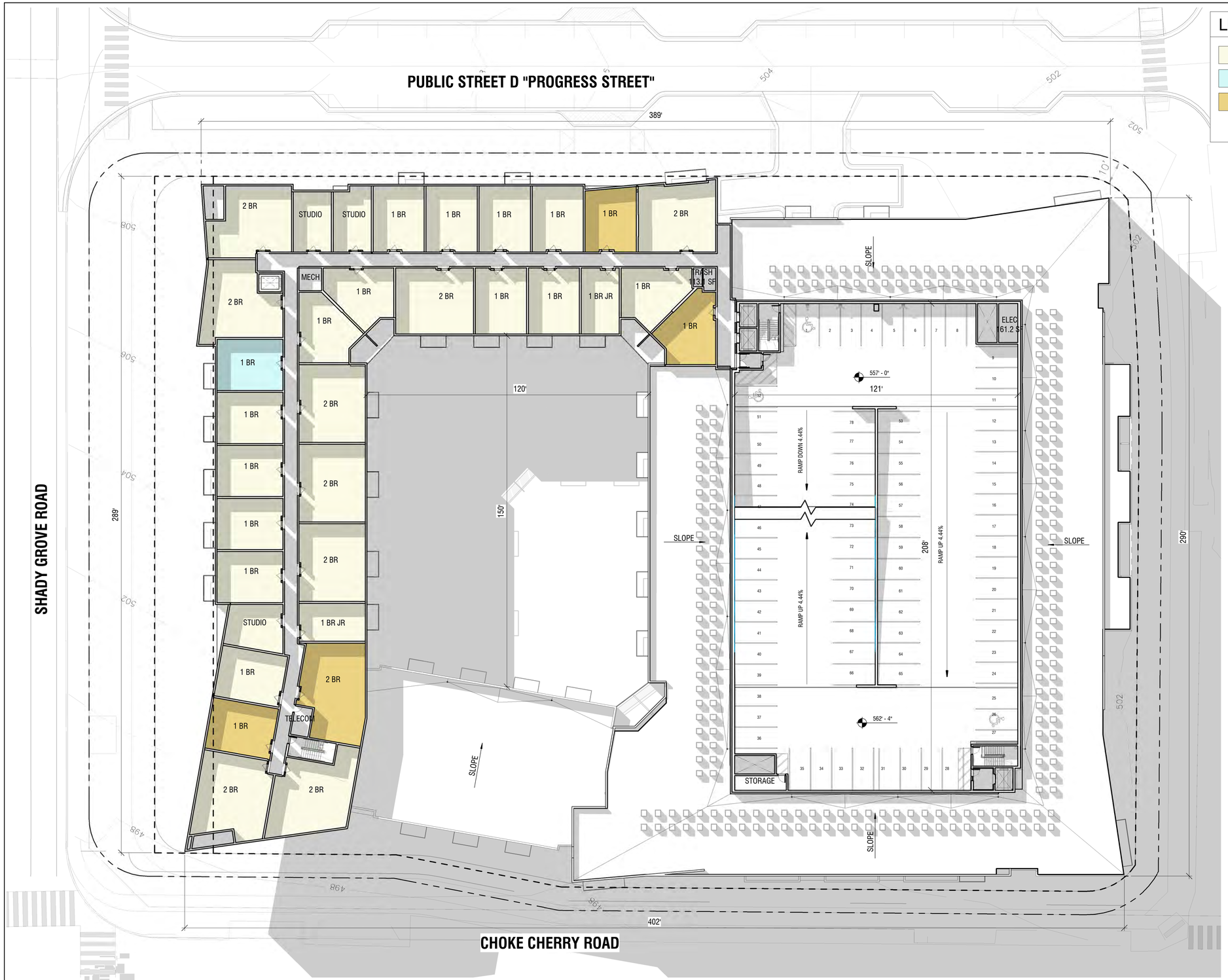

LEGEND

- MARKET RATE
- MARKET RATE - TYPE A
- MPDU

1 A.07 LEVEL 5 (LEVEL 6 SIMILAR)
1" = 20'-0"

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PROJECT NAME
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AFFIRMATION

SHEET TITLE
FLOOR PLAN - LEVEL 5 (LEVEL 6 SIMILAR)

SCALE
1" = 20'-0"

SHEET NUMBER
A.07

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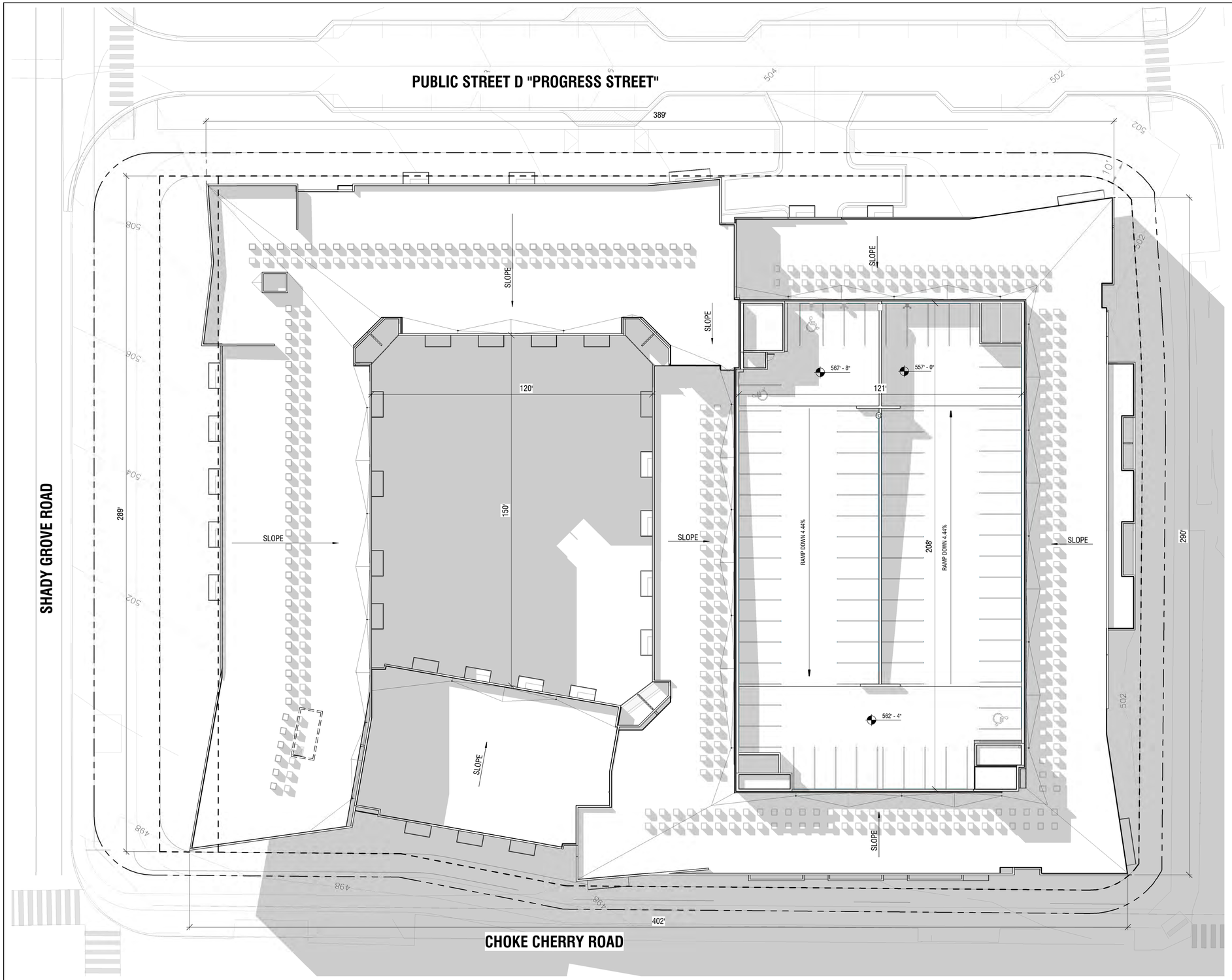

1 A.08 ROOF PLAN
1" = 20'-0"

NOT FOR CONSTRUCTION

PROJECT NAME
SHADY GROVE INNOVATION DISTRICT

PROJECT ADDRESS
2 PROGRESS STREET
ROCKVILLE, MD 20850

DC Project No. 23-P-0248

OWNER / DEVELOPER
BOZZUTO / BOSTON PROPERTIES

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KEY PLAN

SEAL

AFFIRMATION

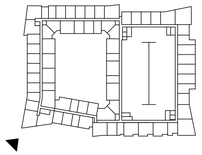
SHEET TITLE
FLOOR PLAN - ROOF

SCALE
1" = 20'-0"

SHEET NUMBER
A.08

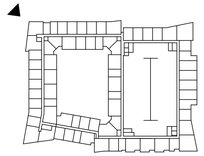
5/23/2025 2:03:09 PM

SW CORNER - ARCHITECTURE VIEW FROM SHADY GROVE



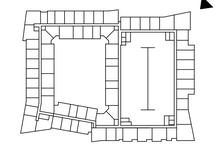
KEY PLAN - TYPICAL LEVEL

NW CORNER - ENTRY VIEW



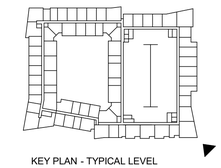
KEY PLAN - TYPICAL LEVEL

NE CORNER - VIEW FROM PROPOSED TOWNHOME PARK



KEY PLAN - TYPICAL LEVEL

SE CORNER - VIEW FROM MOM'S GROCER



KEY PLAN - TYPICAL LEVEL

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PROJECT NAME
SHADY GROVE INNOVATION DISTRICT

PROJECT ADDRESS
2 PROGRESS STREET
ROCKVILLE, MD 20850

DC Project No. 23-P-0248

OWNER / DEVELOPER
BOZZUTO / BOSTON PROPERTIES

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KEY PLAN

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AFFIRMATION

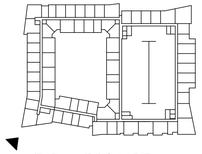
SHEET TITLE
PERSPECTIVE VIEWS-ARCHITECTURE

SCALE

SHEET NUMBER
A.09

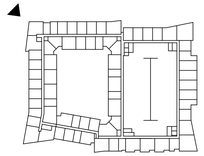
5/23/2025 2:03:10 PM

SW CORNER - VIEW FROM SHADY GROVE



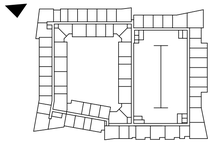
KEY PLAN - TYPICAL LEVEL

NW CORNER - ENTRY VIEW



KEY PLAN - TYPICAL LEVEL

NW CORNER - VIEW OF PUBLIC SPACE LOOKING SOUTH



KEY PLAN - TYPICAL LEVEL

NOT FOR CONSTRUCTION

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KEY PLAN

SEAL

AFFIRMATION

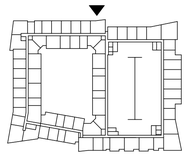
SHEET TITLE
PERSPECTIVE VIEWS-LANDSCAPE

SCALE

SHEET NUMBER
A.10

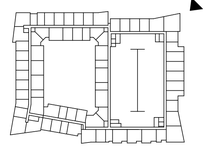
5/23/2025 2:03:11 PM

NORTH - AERIAL VIEW OF TRANSFORMER AND GARAGE ENTRY



KEY PLAN - TYPICAL LEVEL

NE CORNER - GROUND VIEW OF TRANSFORMER ENCLOSURE



KEY PLAN - TYPICAL LEVEL

NOT FOR CONSTRUCTION

PROJECT NAME
SHADY GROVE INNOVATION DISTRICT

PROJECT ADDRESS
2 PROGRESS STREET
ROCKVILLE, MD 20850

DC Project No. 23-P-0248

OWNER / DEVELOPER
BOZZUTO / BOSTON PROPERTIES

PROJECT SUBMISSION

REVISION#	ISSUED FOR	DATE
	PER 1ST DRC COMMENTS	09/20/2024
	PER 2ND DRC COMMENTS	02/21/2025
	PER 3RD DRC SUBMISSION	05/23/2025

Design Collective
ARCHITECTURE PLANNING INTERIORS
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KEY PLAN

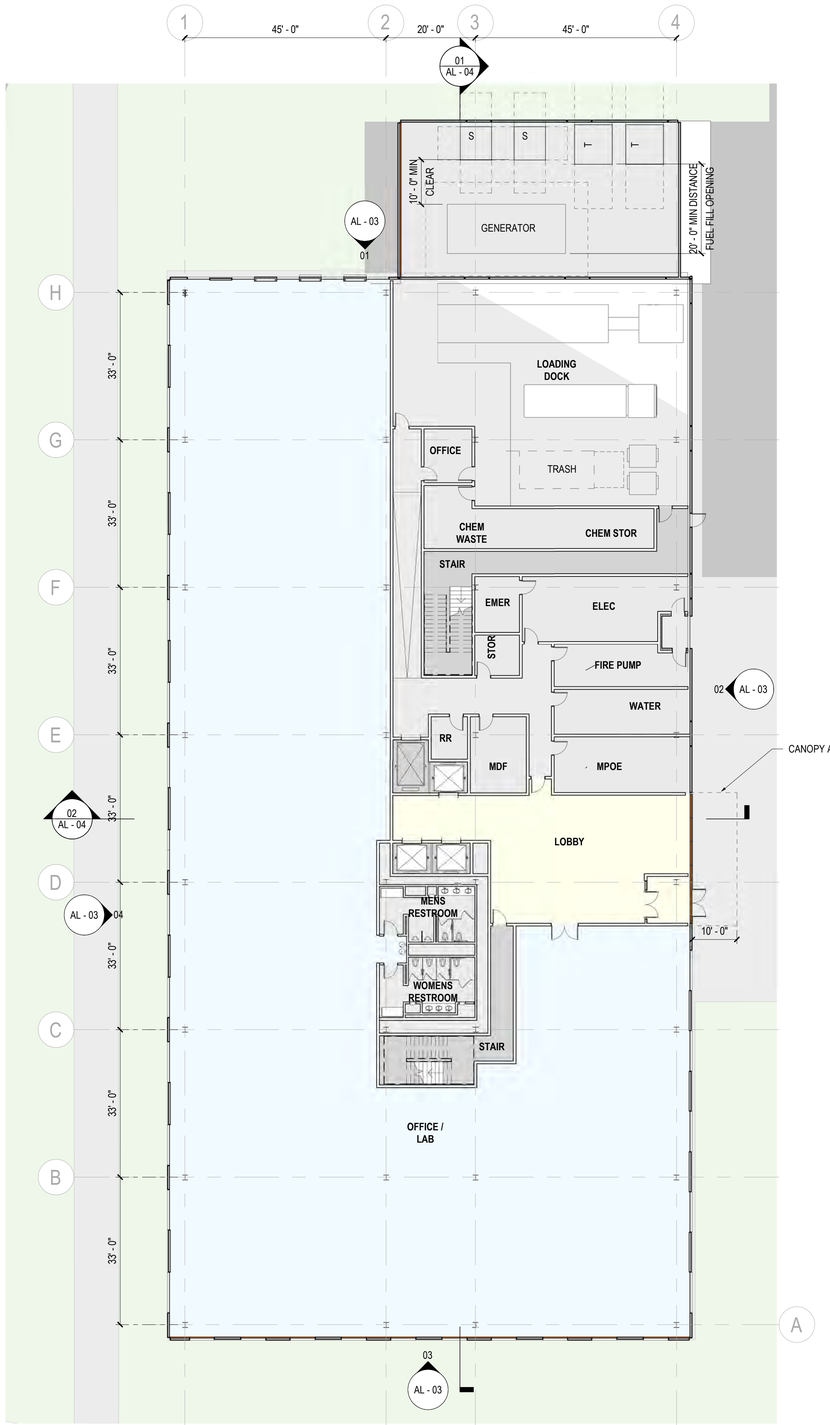
SEAL

AFFIRMATION

SHEET TITLE
PERSPECTIVE VIEWS-TRANSFORMER ENCLOSURE

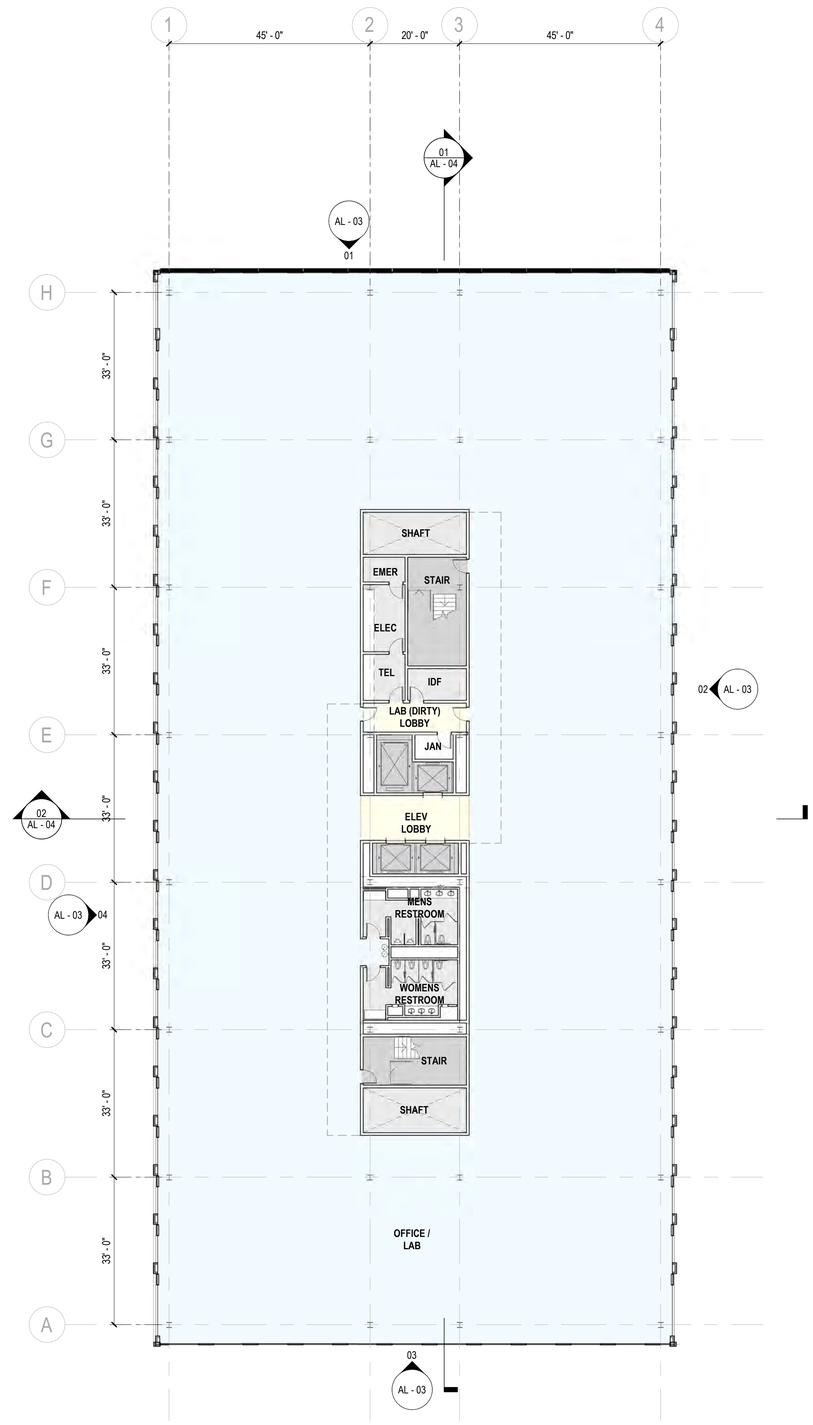
SCALE

SHEET NUMBER
A.11



01 FLOOR PLAN - LEVEL 01

SCALE: 1/16" = 1'-0"



02 FLOOR PLAN - LEVELS 02 - 05

SCALE: 1/16" = 1'-0"

bxp

BOSTON PROPERTIES

15835 SHADY GROVE ROAD, ROCKVILLE MD 20850

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Tel 202.298.8062

Landscape Architect
101 N Union St
Suite 320
Alexandria VA 22314
Tel 703.548.5010

△	Date	Description

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NAME: ANDREW CHAD KOBALKA
LICENSE NUMBER: 19397
EXPIRATION DATE: 03.29.2026

Seal / Signature

Project Name

15835 Shady Grove Lab

Project Number

09.0136.000

Description

FLOOR PLANS - LEVEL 01, LEVELS 2-5

Scale

1/16" = 1'-0"

AL - 01

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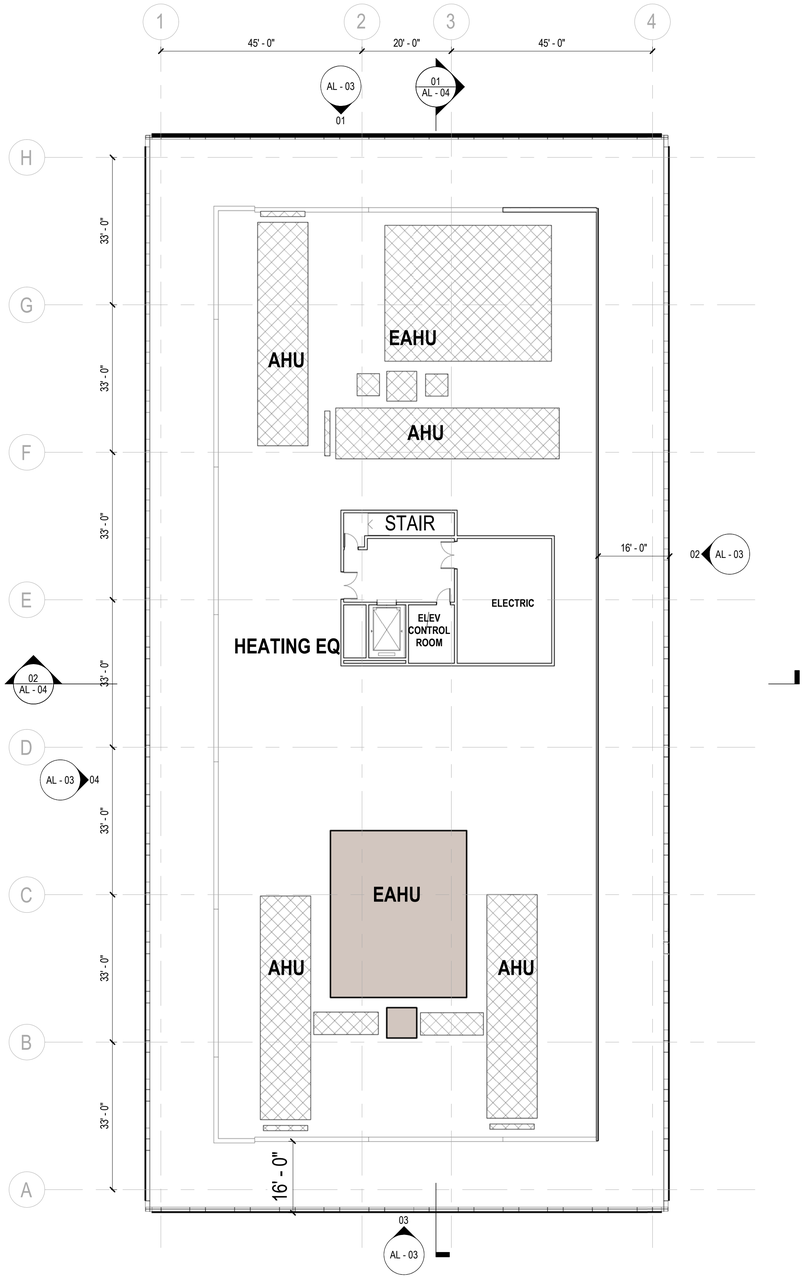
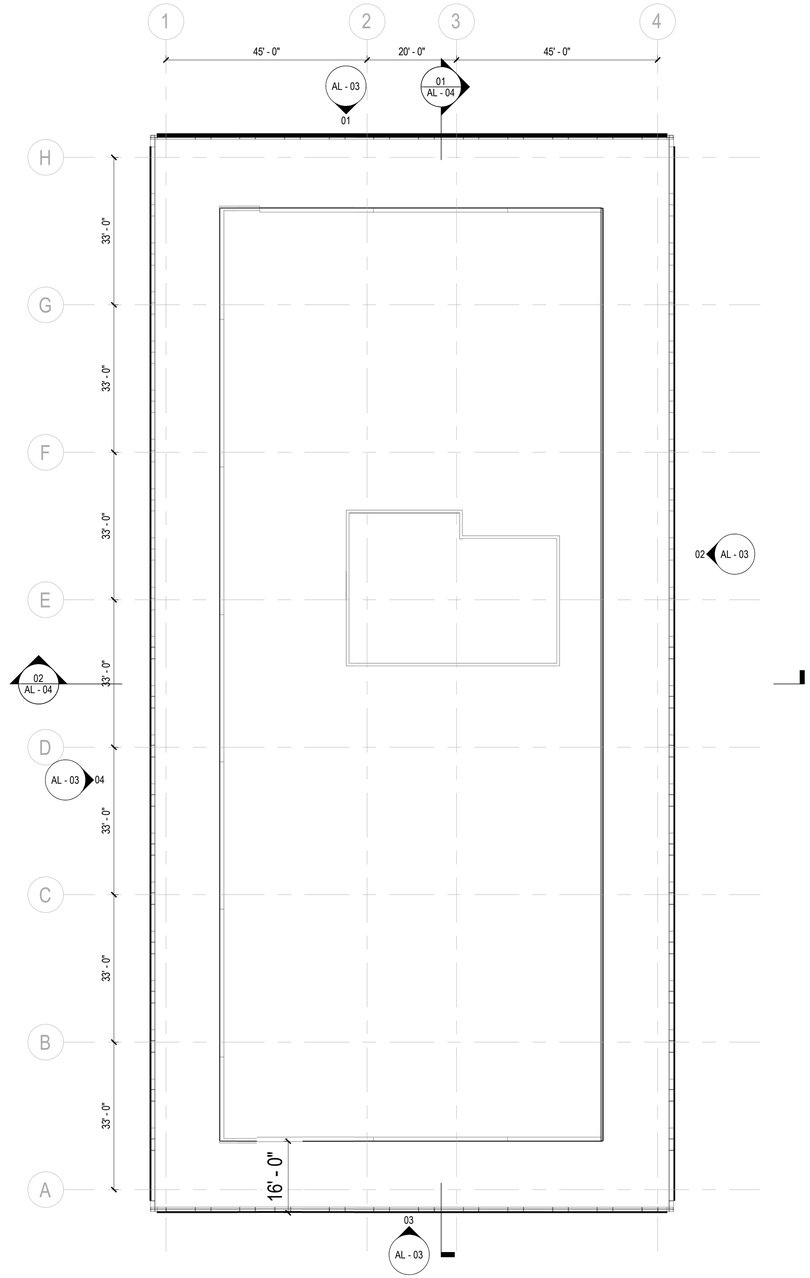


01 FLOOR PLAN - PENTHOUSE
SCALE: 1/16" = 1'-0"



02 FLOOR PLAN - ROOF
SCALE: 1/16" = 1'-0"

bxp

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LICENSE NUMBER: 19397
EXPIRATION DATE: 03.29.2026

Seal / Signature

Project Name
15835 Shady Grove Lab

Project Number
09.0136.000

Description
FLOOR PLANS - PENTHOUSE, ROOF

Scale
1/16" = 1'-0"

AL - 02

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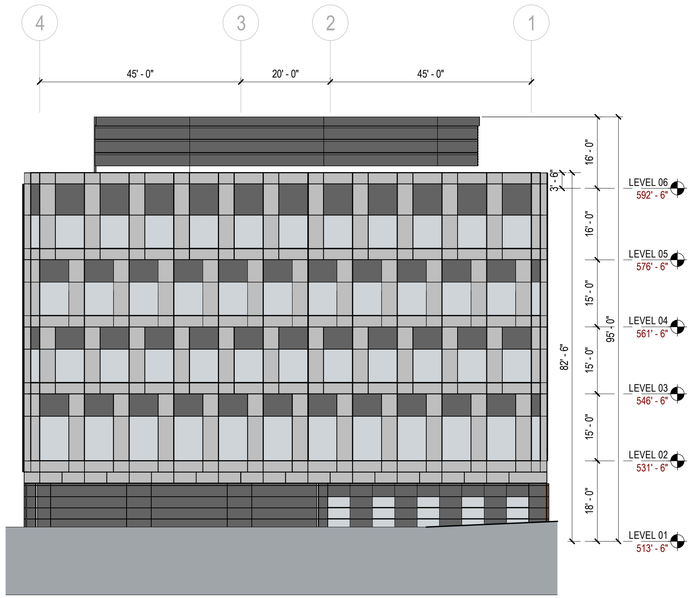
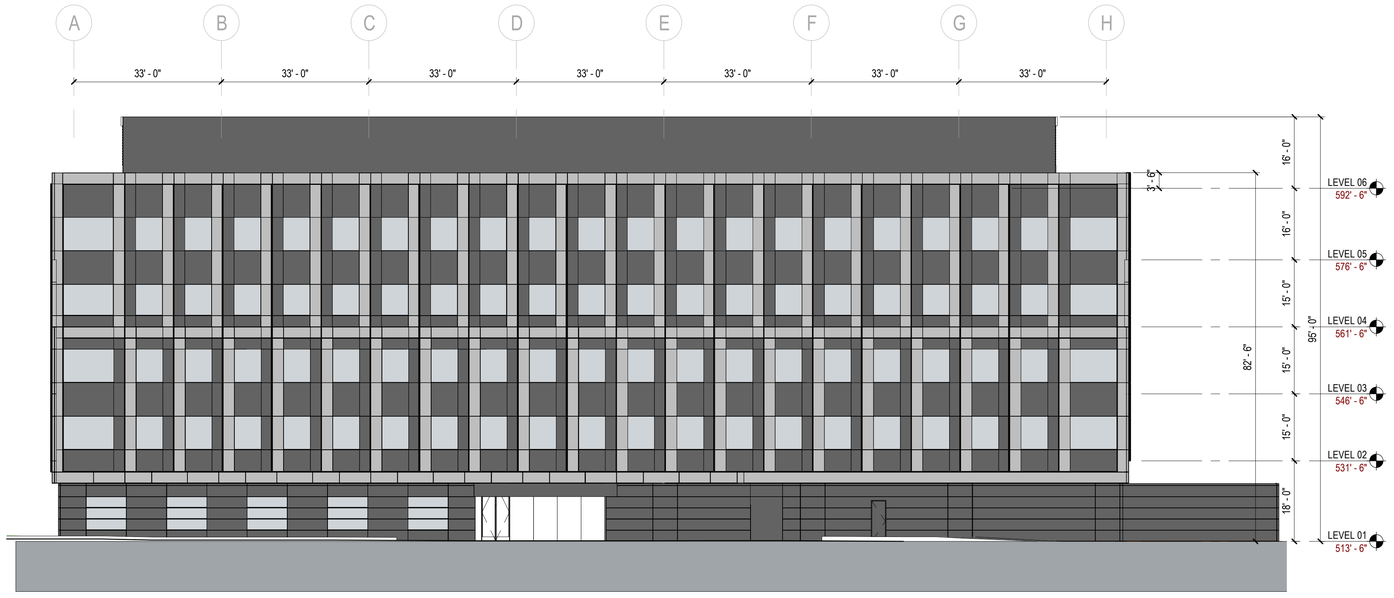


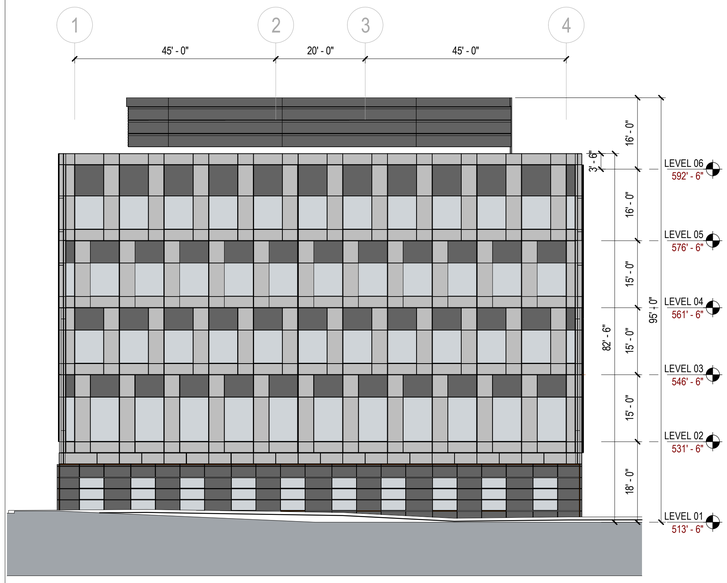
01 BUILDING ELEVATION - NORTH

SCALE: 1/16" = 1'-0"



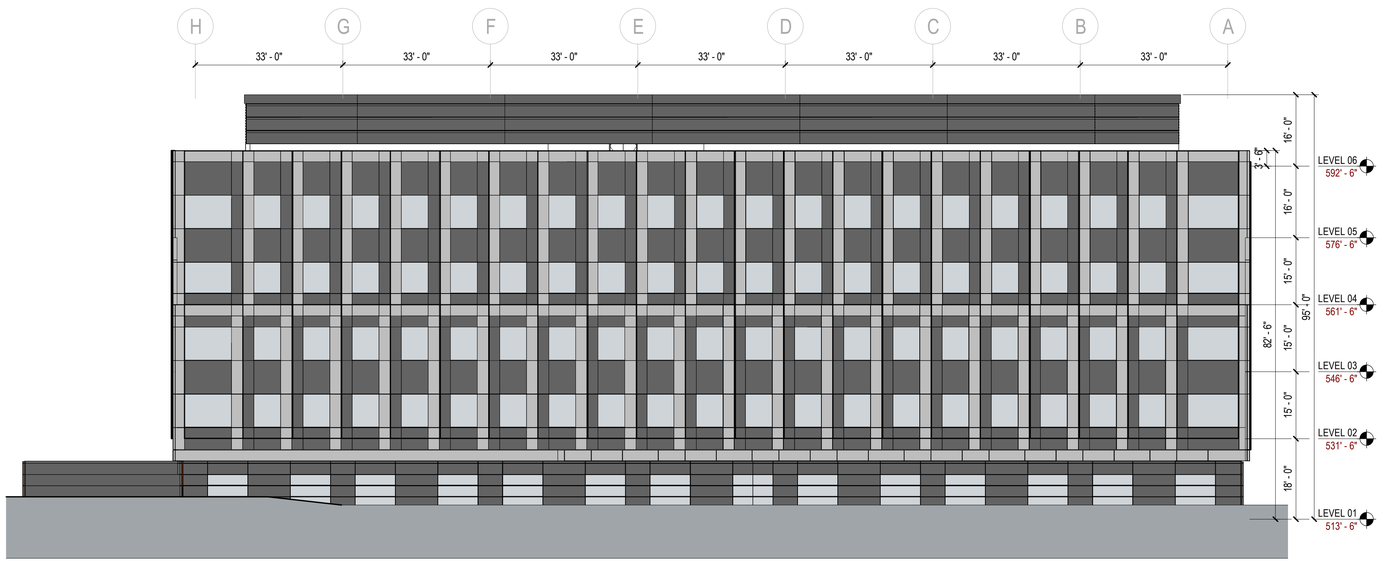
02 BUILDING ELEVATION - EAST

SCALE: 1/16" = 1'-0"



03 BUILDING ELEVATION - SOUTH

SCALE: 1/16" = 1'-0"



04 BUILDING ELEVATION - WEST

SCALE: 1/16" = 1'-0"

bxp
BOSTON PROPERTIES

15835 SHADY GROVE ROAD, ROCKVILLE MD 20850

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NAME: ANDREW CHAD KOBALKA
LICENSE NUMBER: 19397
EXPIRATION DATE: 03.29.2026

Seal / Signature

Project Name
15835 Shady Grove Lab

Project Number
09.0136.000

Description
ELEVATIONS

Scale
1/16" = 1'-0"

AL - 03

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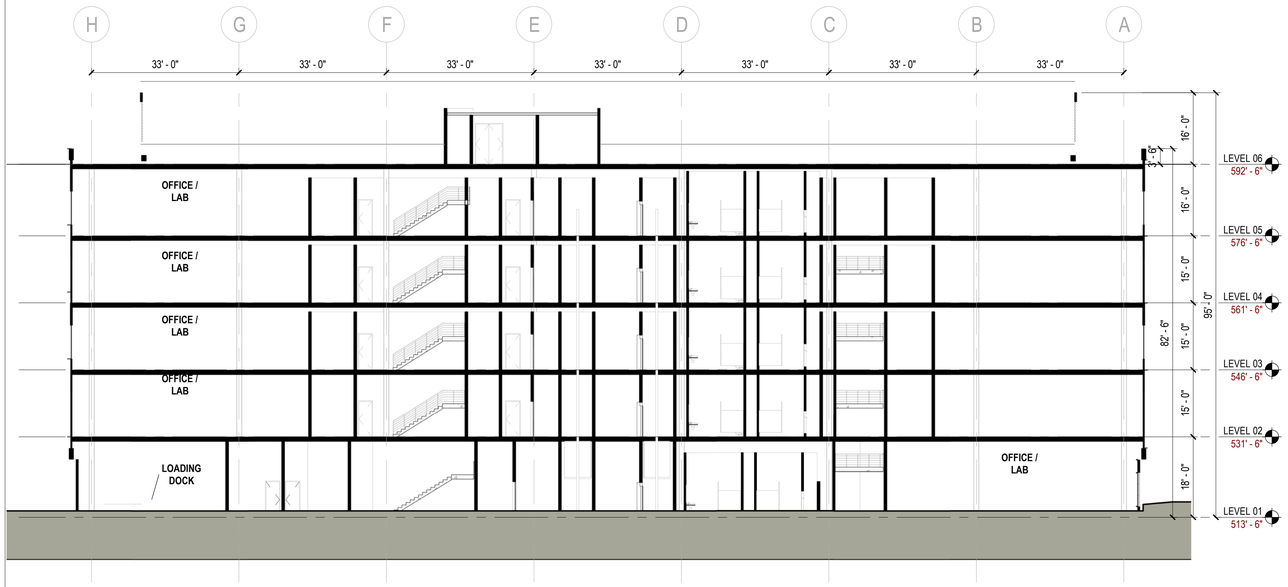
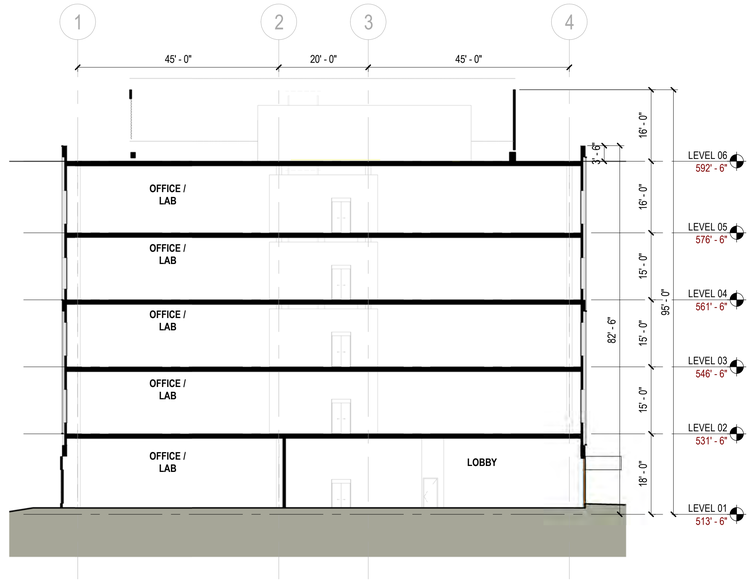


01 BUILDING SECTION - NORTH SOUTH

SCALE: 1/16" = 1'-0"



02 BUILDING SECTION - EAST WEST

SCALE: 1/16" = 1'-0"

bxp

BOSTON PROPERTIES

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Landscape Architect
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Tel 703.548.5010

△	Date	Description

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LICENSE NUMBER: 19397
EXPIRATION DATE: 03.29.2026

Seal / Signature

Project Name

15835 Shady Grove Lab

Project Number

09.0136.000

Description

SECTIONS

Scale

1/16" = 1'-0"

AL - 04

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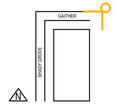
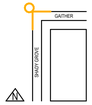
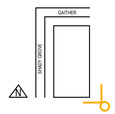


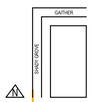
03. NORTHEAST PERSPECTIVE VIEW - GAITHER ROAD



01. NORTHWEST PERSPECTIVE VIEW - GAITHER ROAD x SHADY GROVE ROAD



04. SOUTHEAST PERSPECTIVE VIEW - SITE INTERIOR



02. SOUTHWEST PERSPECTIVE VIEW - SHADY GROVE RD

bxp

BOSTON PROPERTIES

15835 SHADY GROVE ROAD, ROCKVILLE MD 20850

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NAME: ANDREW CHAD KOBALKA
LICENSE NUMBER: 19397
EXPIRATION DATE: 03.29.2026

Seal / Signature

Project Name
15835 Shady Grove Lab

Project Number
09.0136.000

Description
RENDERINGS

Scale

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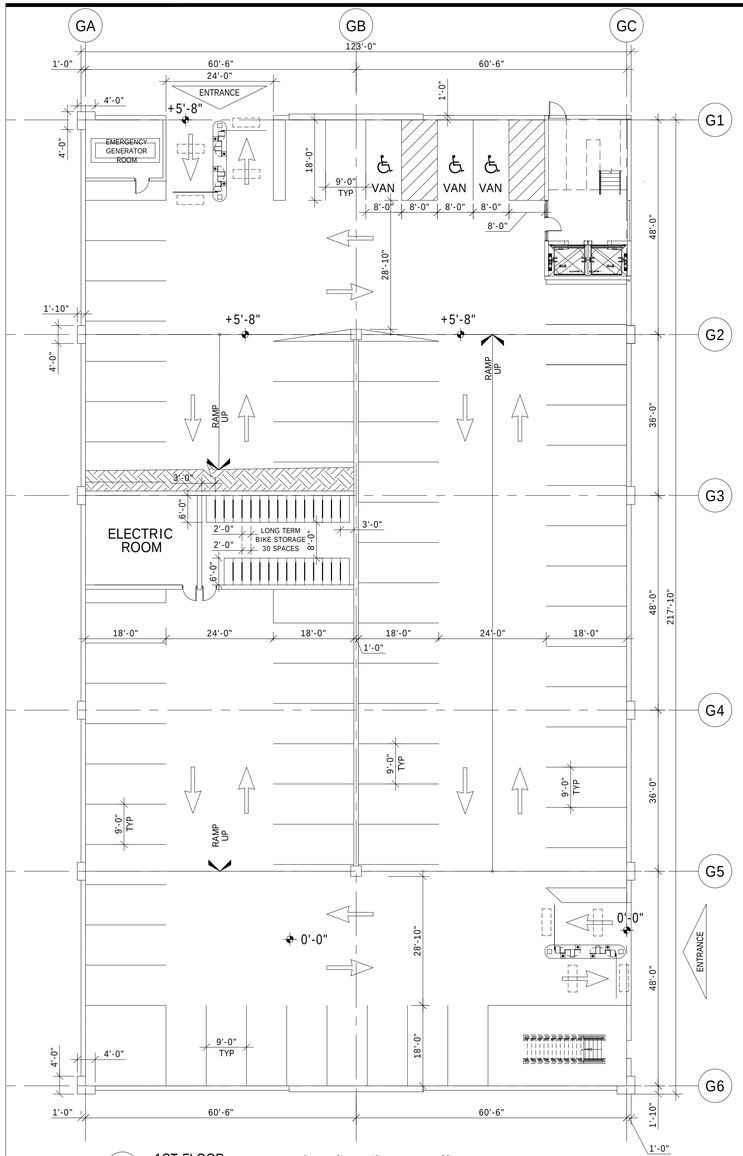
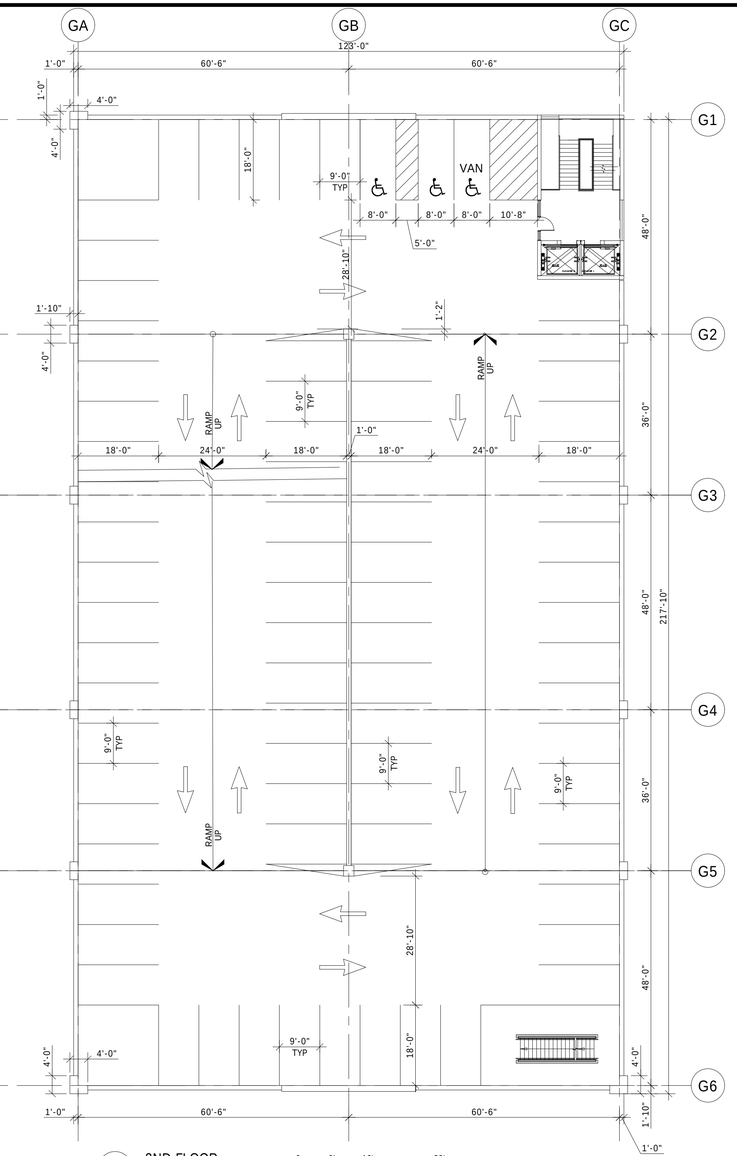


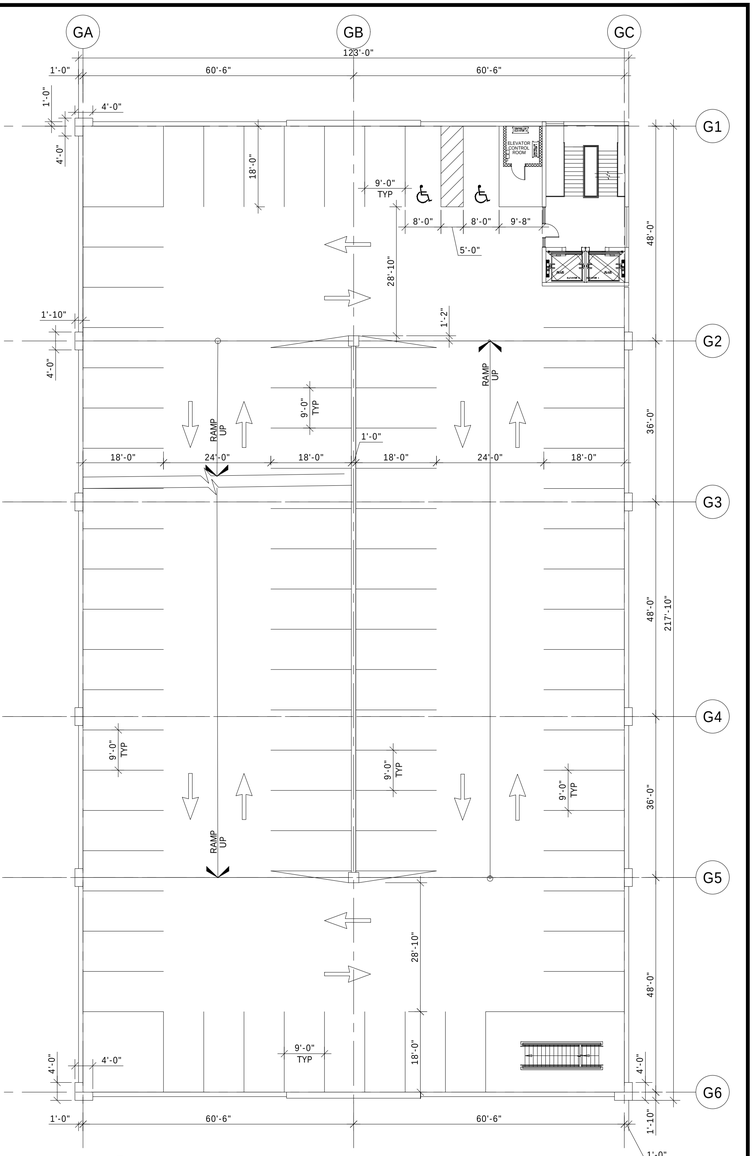
1 1ST FLOOR
1/16" = 1'-0"
0 8' 16' 32'

67 SPACES



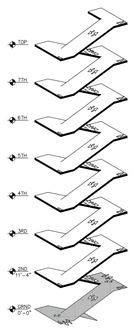
2 2ND FLOOR
1/16" = 1'-0"
0 8' 16' 32'

80 SPACES



3 3RD FLOOR
1/16" = 1'-0"
0 8' 16' 32'

80 SPACES



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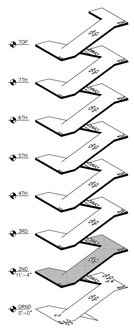
EFFICIENCY CALCULATION

LEVEL	AREA	
GROUND	26,814 SF	187,698 SF
LEVEL 2	26,814 SF	
LEVEL 3	26,814 SF	
LEVEL 4	26,814 SF	
LEVEL 5	26,814 SF	
LEVEL 6	26,814 SF	
LEVEL 7	26,814 SF	
TOP LEVEL	24,600 SF	
TOTAL	212,298 SF	

PARKING EFFICIENCY =
TOTAL AREA FOOTAGE/ TOTAL PARKING SPACES
212,298 SF/621 SPACES = 342 SF/SPACE



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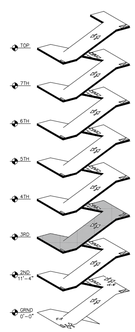
CAR TABULATION

LEVEL	STANDARD	ACCESSIBLE	VAN ACCESSIBLE	TOTAL
GROUND	64	-	3	67
LEVEL 2	77	2	1	80
LEVEL 3	78	2	-	80
LEVEL 4	78	2	-	80
LEVEL 5	78	2	-	80
LEVEL 6	78	2	-	80
LEVEL 7	78	2	-	80
TOP LEVEL	74	-	-	74
TOTAL	605	12	4	621

1. STANDARD STALLS MINIMUM : 9'-0" x 18'-0" TYP.
2. ACCESSIBLE STALL : 8'-0" x 18'-0" + 5'-0" AISLE
3. VAN ACCESSIBLE STALL : 8'-0" x 18'-0" + 8'-0" AISLE



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PROJECT #220245

0 1 2 3
REF. SCALE IN INCHES

NO.	DESCRIPTION	DATE	DRAWN	CHECKED
01				

SEAL:

DESCRIPTION

PROJECT TITLE:

SHADY GROVE INNOVATION DISTRICT
ROCKVILLE, MD
PARKING GARAGE

DRAWING TITLE:

GARAGE PLANS

DATE	02/10/2025
SCALE	AS NOTED
JOB NO.	24000458.00
DRAWN	OB
CHECKED	WFK
FILE NO.	
DRAWING NO.	PK-101

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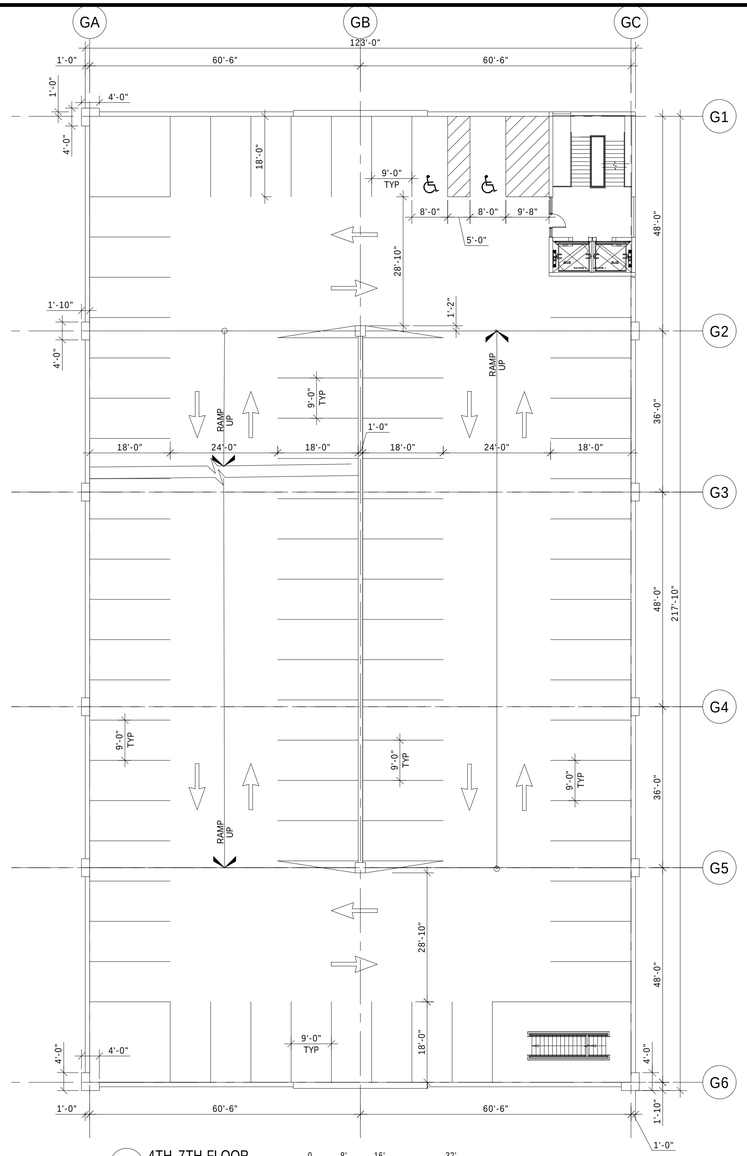
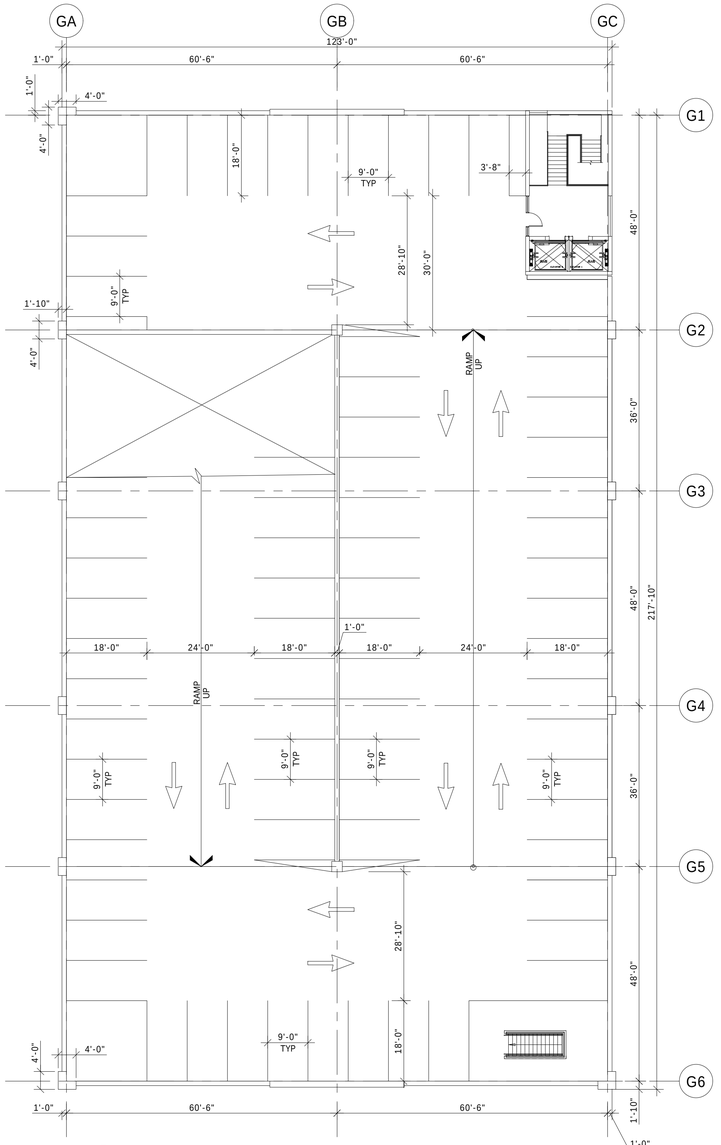


2 4TH-7TH FLOOR
1/16" = 1'-0"

0 8' 16' 32'

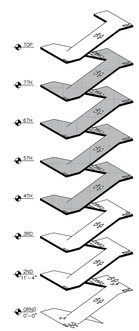
80 SPACES



3 TOP FLOOR
1/16" = 1'-0"

0 8' 16' 32'

74 SPACES



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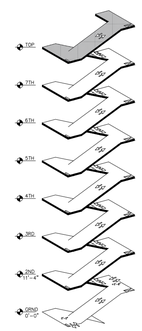

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PROJECT #220245

REF. SCALE IN INCHES: 0 1 2 3

NO.	DESCRIPTION	DATE	DRAWN	CHECKED
01				

SEAL:

DESCRIPTION

PROJECT TITLE:

SHADY GROVE INNOVATION DISTRICT
ROCKVILLE, MD
PARKING GARAGE

DRAWING TITLE:

GARAGE PLANS

DATE	02/10/2025
SCALE	AS NOTED
JOB NO.	24000458.00
DRAWN	OB
CHECKED	WFK
FILE NO.	
DRAWING NO.	PK-102

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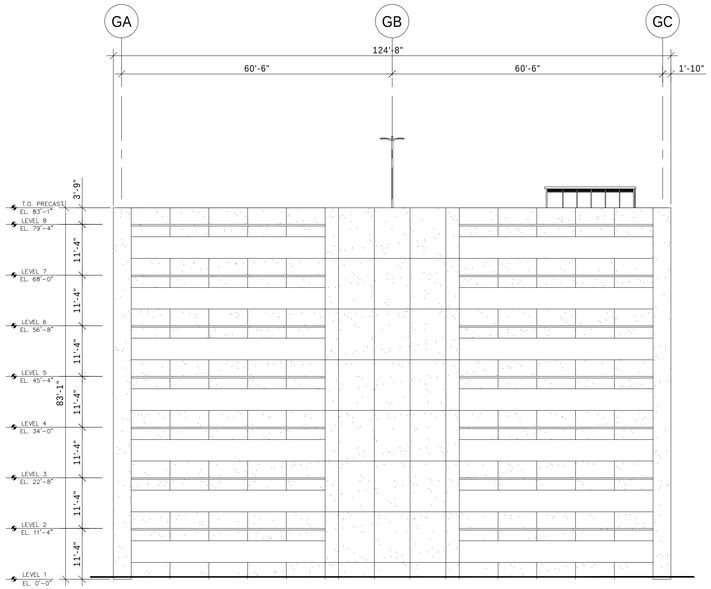
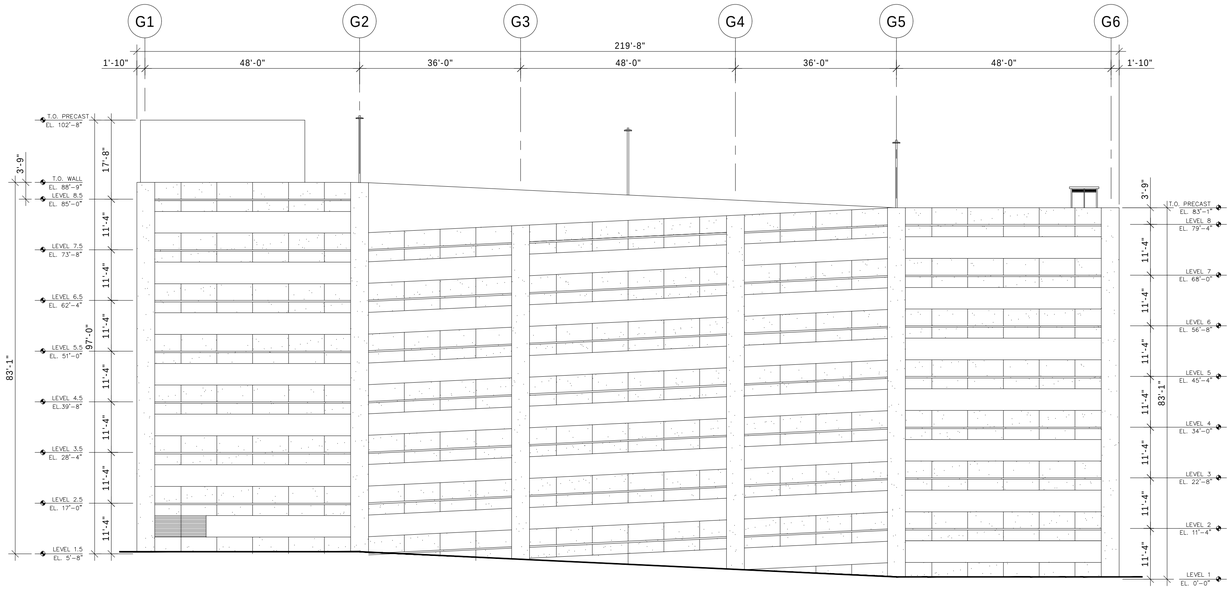


1 EAST ELEVATION



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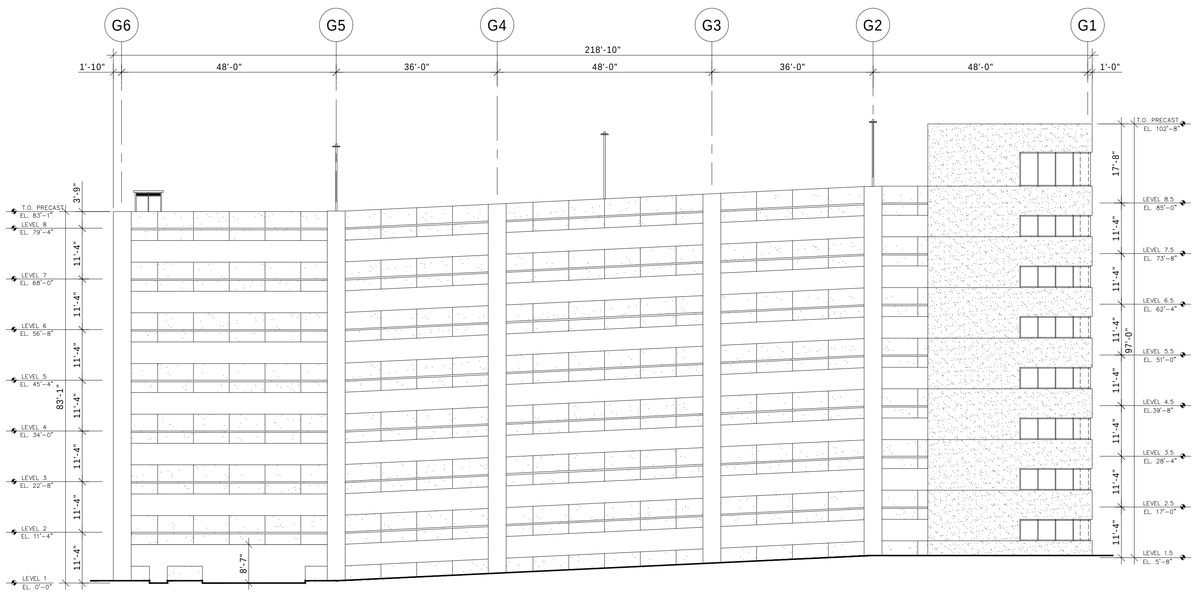

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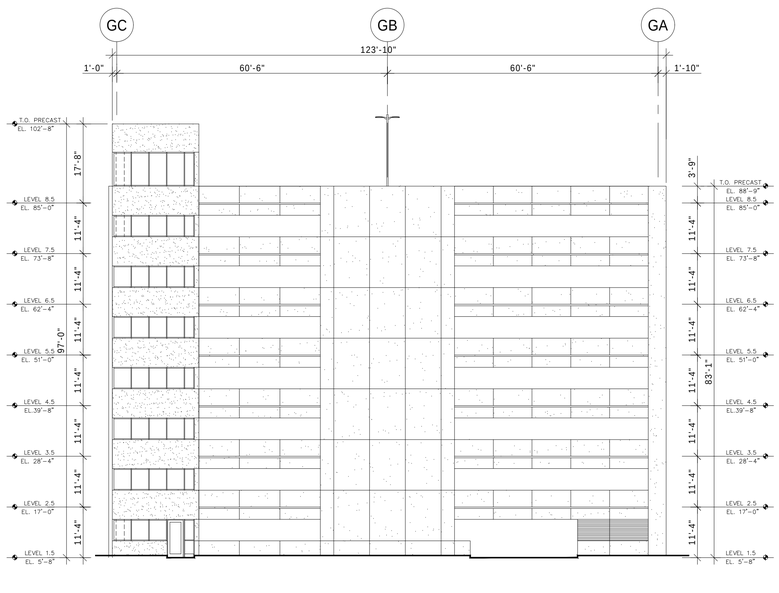

4 WEST ELEVATION

0 8' 16' 32'

IMEG
150 SOUTH WARNER ROAD
SUITE 310
KING OF PRUSSIA, PA 19406
P: 610.337.3360
www.imegcorp.com

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PROJECT #220045

REF. SCALE IN INCHES 0 1 2 3

NO.	DESCRIPTION	DATE	DRAWN	CHECKED
01				

SEAL:

PROJECT TITLE:

SHADY GROVE
INNOVATION DISTRICT
ROCKVILLE, MD
PARKING GARAGE

DRAWING TITLE:

GARAGE
ELEVATIONS

DATE	02/10/2025
SCALE	AS NOTED
JOB NO.	24000458.00
DRAWN	OB
CHECKED	WFK
FILE NO.	
DRAWING NO.	PK-200

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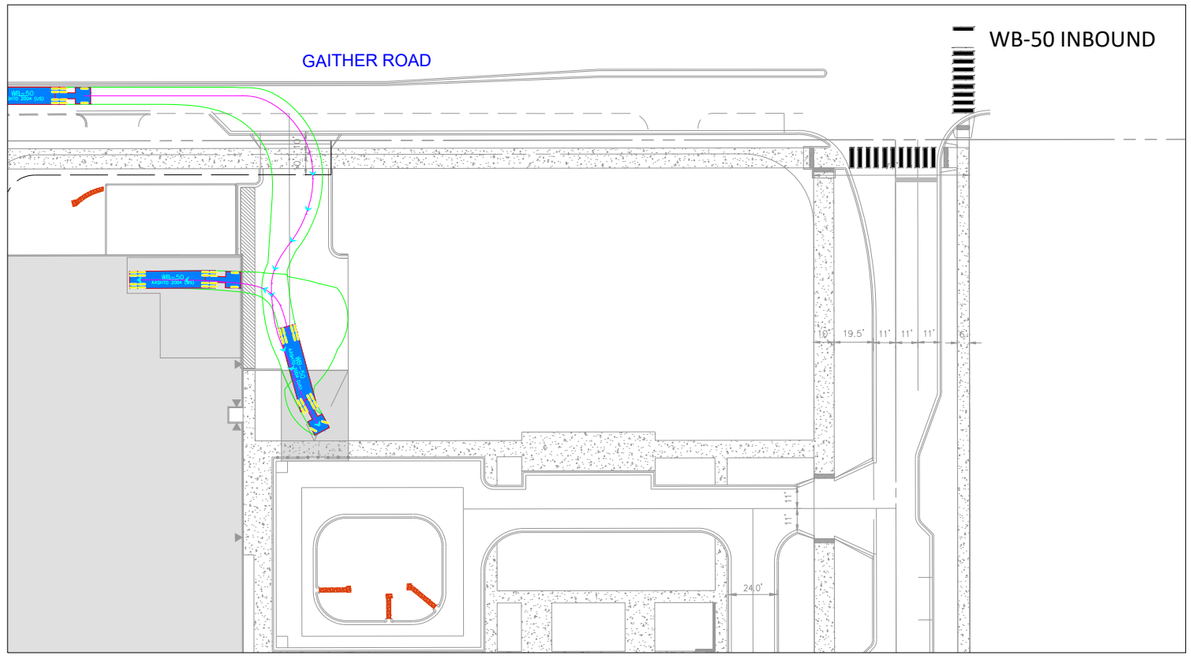
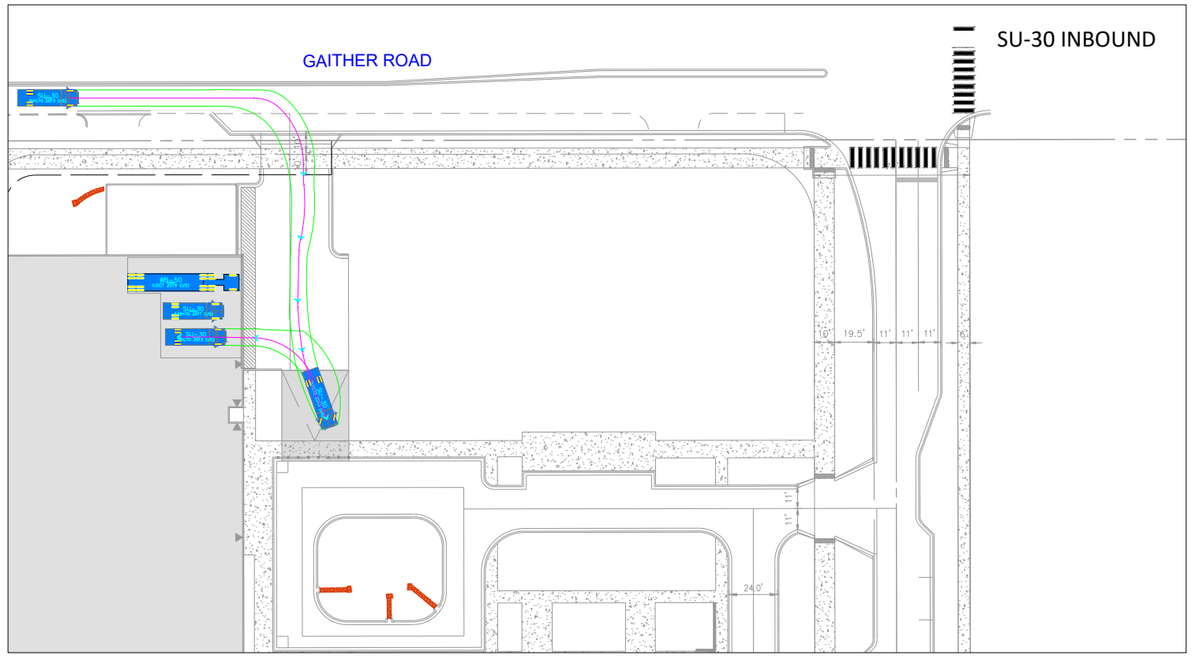
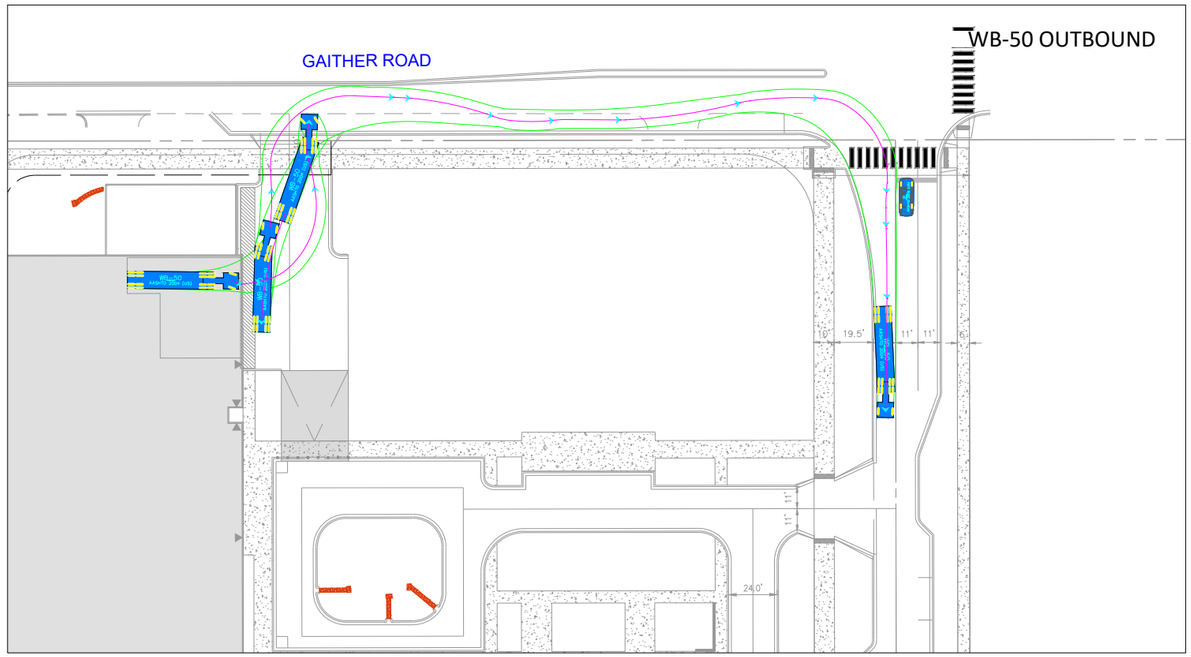
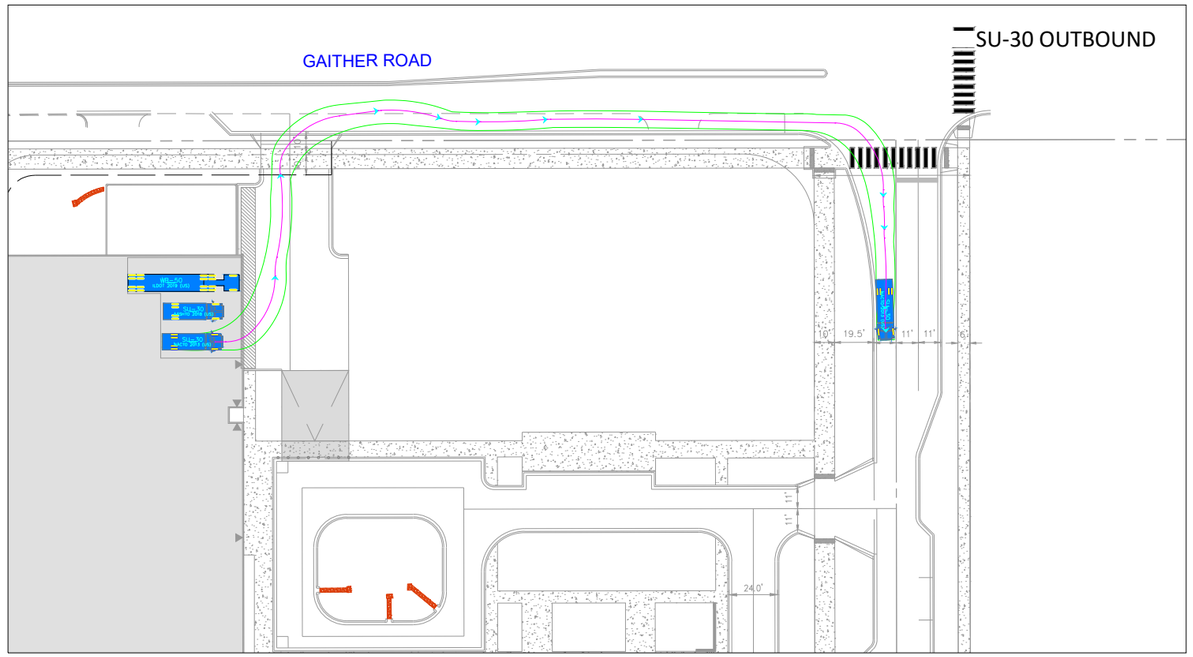








GOROVE SLADE
Transportation Planners and Engineers

SGID Phase 2 Commercial Loading

BXP
July 9, 2025
Sheet 1 of 3

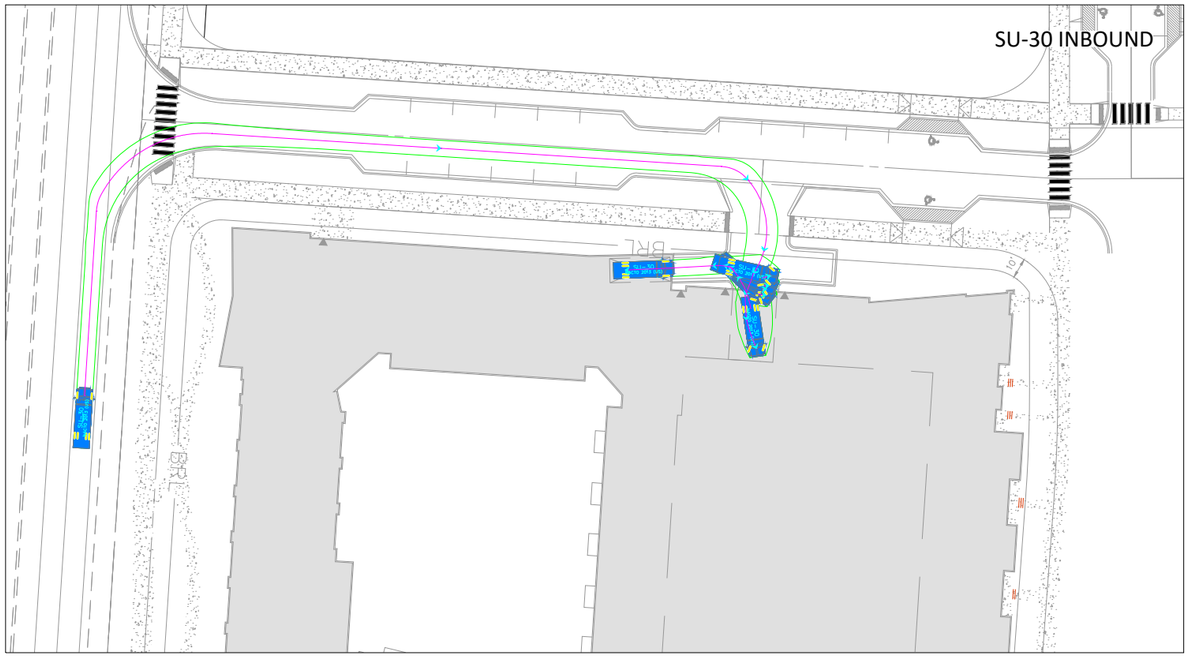
DRAFT

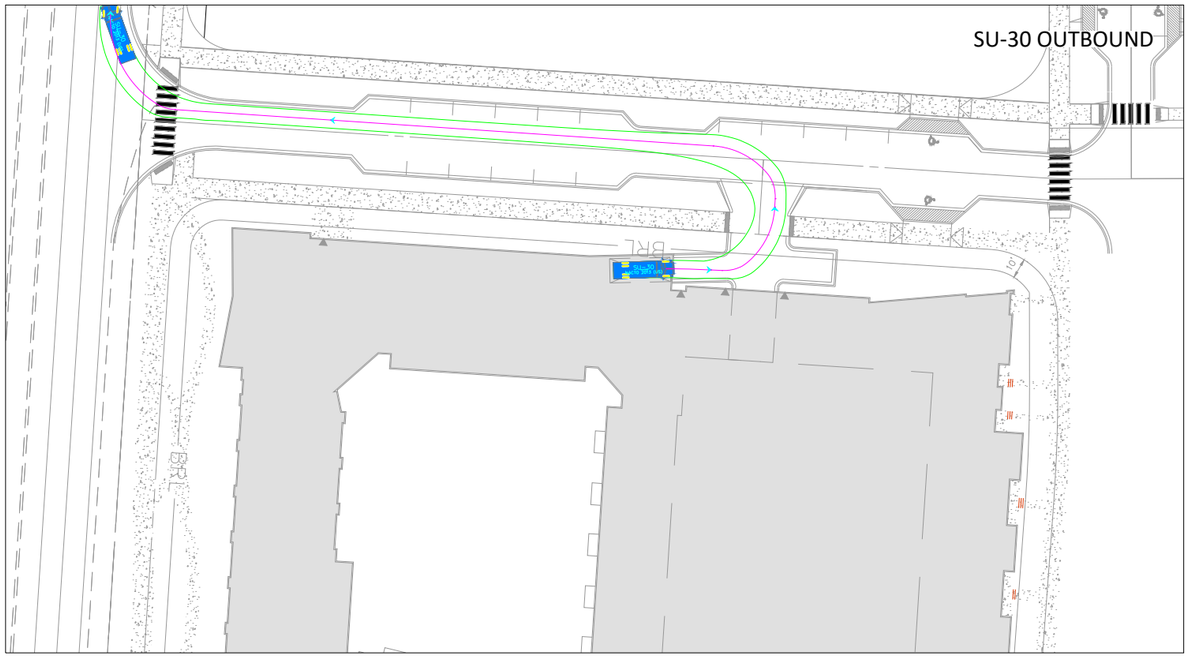
City of Rockville, Maryland

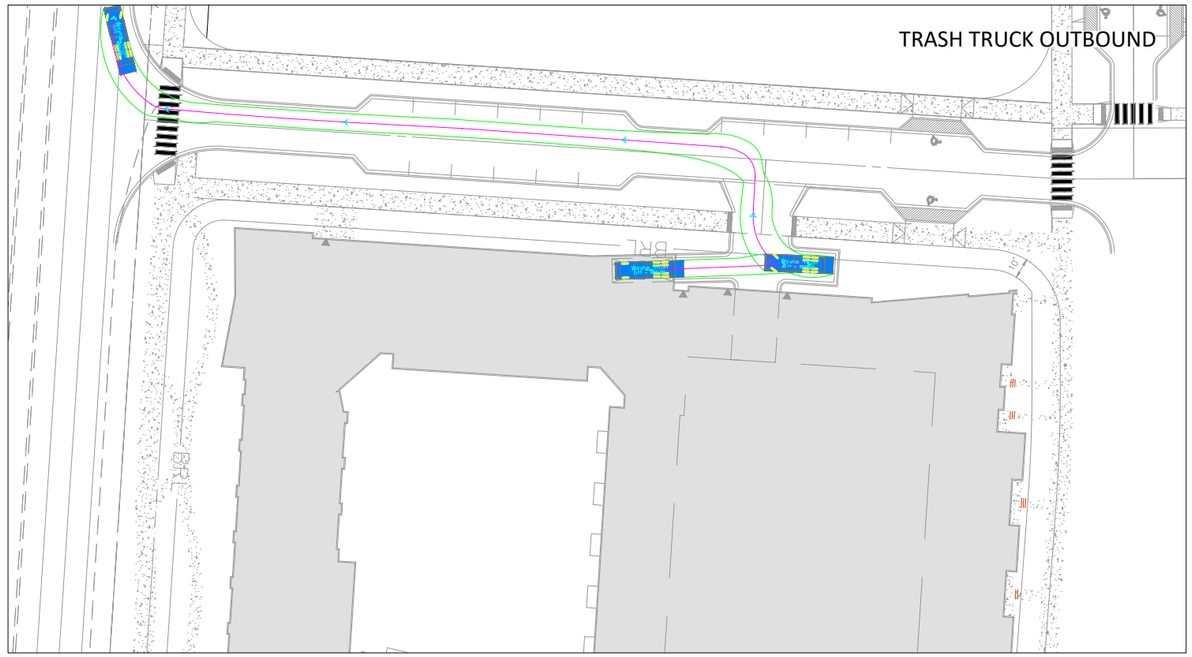
P:\2128-017 SGID - Commercial\Design\06_Loading AT\Masterplan Concept and Circulation - 7.9.2025.dwg - 7/9/2025 4:01 PM

N

SCALE: 1" = 75'







GOROVE SLADE
Transportation Planners and Engineers

SGID Phase 2 Commercial Loading

BXP

July 9, 2025

Sheet 2 of 3

DRAFT

City of Rockville, Maryland

P:\2128-017 SGID - Commercial\Design\06_Loading AT\Masterplan Concept and Circulation - 7.9.2025.dwg - 7/9/2025 4:01 PM

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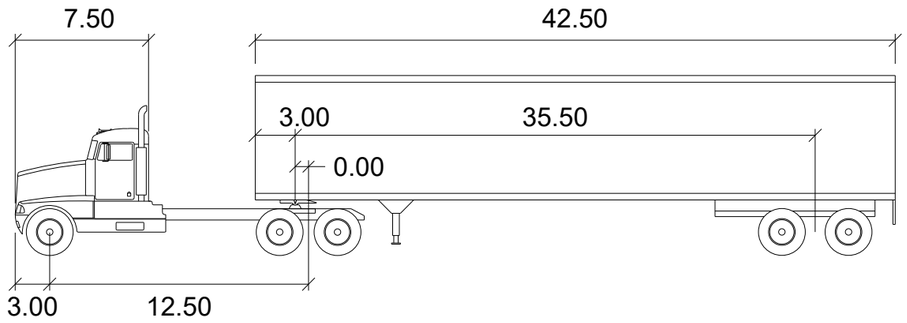
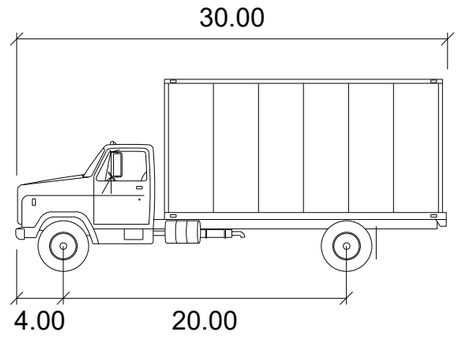
SCALE: 1" = 75'



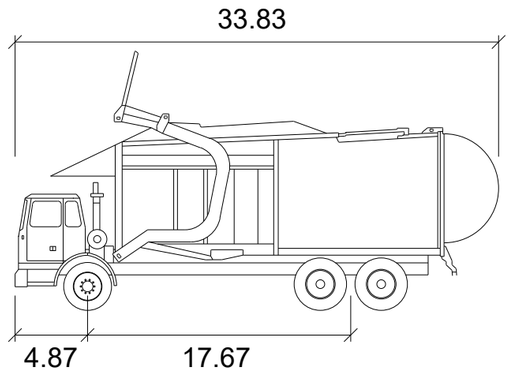
WB-50

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 17.7
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		



SU-30

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8



Wayne Titan

	feet
Width	: 8.46
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

AutoTurn Notes:

- AutoTurn is a kinematic model and does not account for inertia
- AutoTurn does not account for weather and/or pavement conditions
- AutoTurn cannot compensate for driver error or experience
- Other drivable paths may achieve the same result(s) shown
- AutoTurn is a conservative model but is not a guarantee of exact real time results
- Successful simulation in AutoTurn does not guarantee that a specific driver can achieve the same pathway
- Vehicle dimensions are for standard sized vehicles, actual vehicle dimensions may vary
- Future changes to the design may impact and/or invalidate the results depicted in this exhibit
- Unless noted, AutoTurn does not account for vertical clearance or grade change.

GOROVE SLADE
Transportation Planners and Engineers

SGID Phase 2 Commercial Loading : Vehicle Profile

BXP
July 9, 2025
Sheet 3 of 3

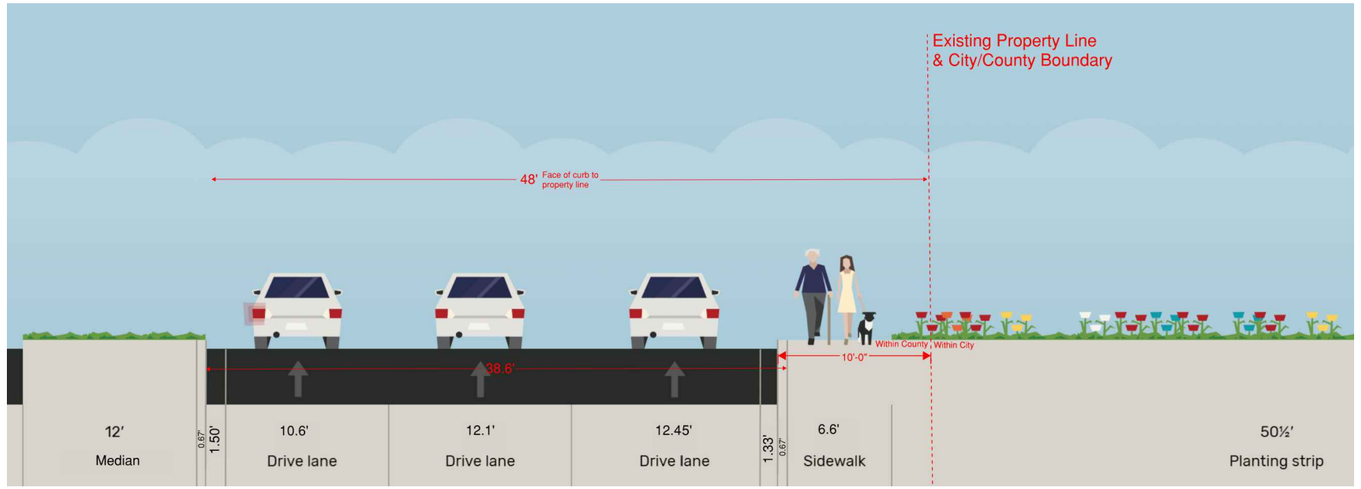
DRAFT

City of Rockville, Maryland

P:\2128-017 SGID - Commercial\Design\06_Loading AT\Masterplan Concept and Circulation - 7.9.2025.dwg - 7/9/2025 4:01 PM

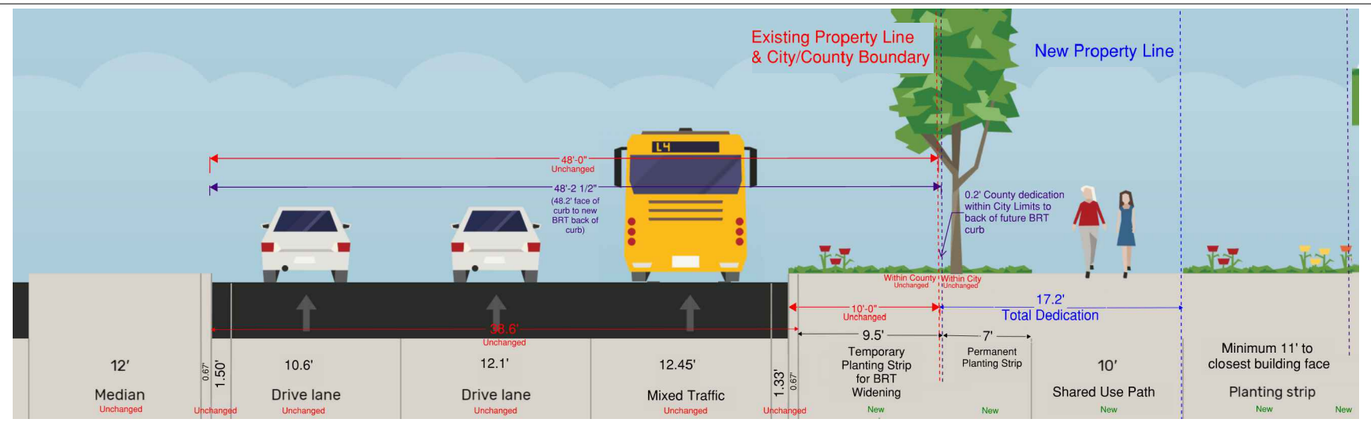
N
NOT TO SCALE

Shady Grove Road: Existing Condition



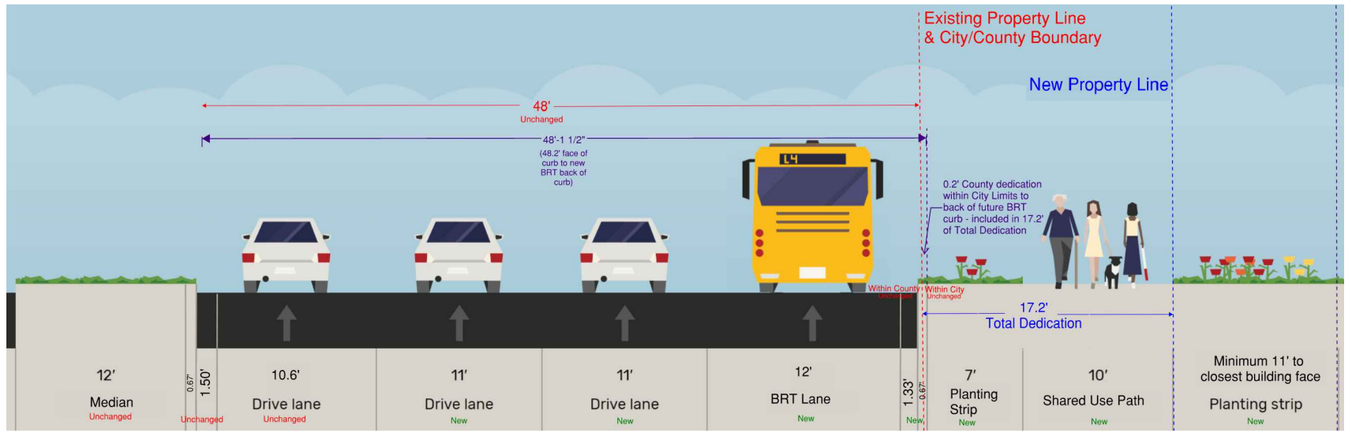
Shady Grove Road: Current Phase 1 Application

Notes:
- Full ROW dedication to accommodate the potential future BRT widening that would be completed by others
- Existing curb line to remain with current Phase 1 application
- Current Phase 1 application includes the 10' shared use path installed in its final location and trees planted within the 7' permanent planting strip



Shady Grove Road: Potential Future Condition with BRT

Notes:
- All necessary ROW dedicated in current Phase 1 application
- Current Phase 1 application includes the 10' shared use path installed in its final location and trees planted within the 7' permanent planting strip



GOROVE SLADE
Transportation Planners and Engineers

Shady Grove Innovation District: Shady Grove Rd and Choke Cherry Road ROW

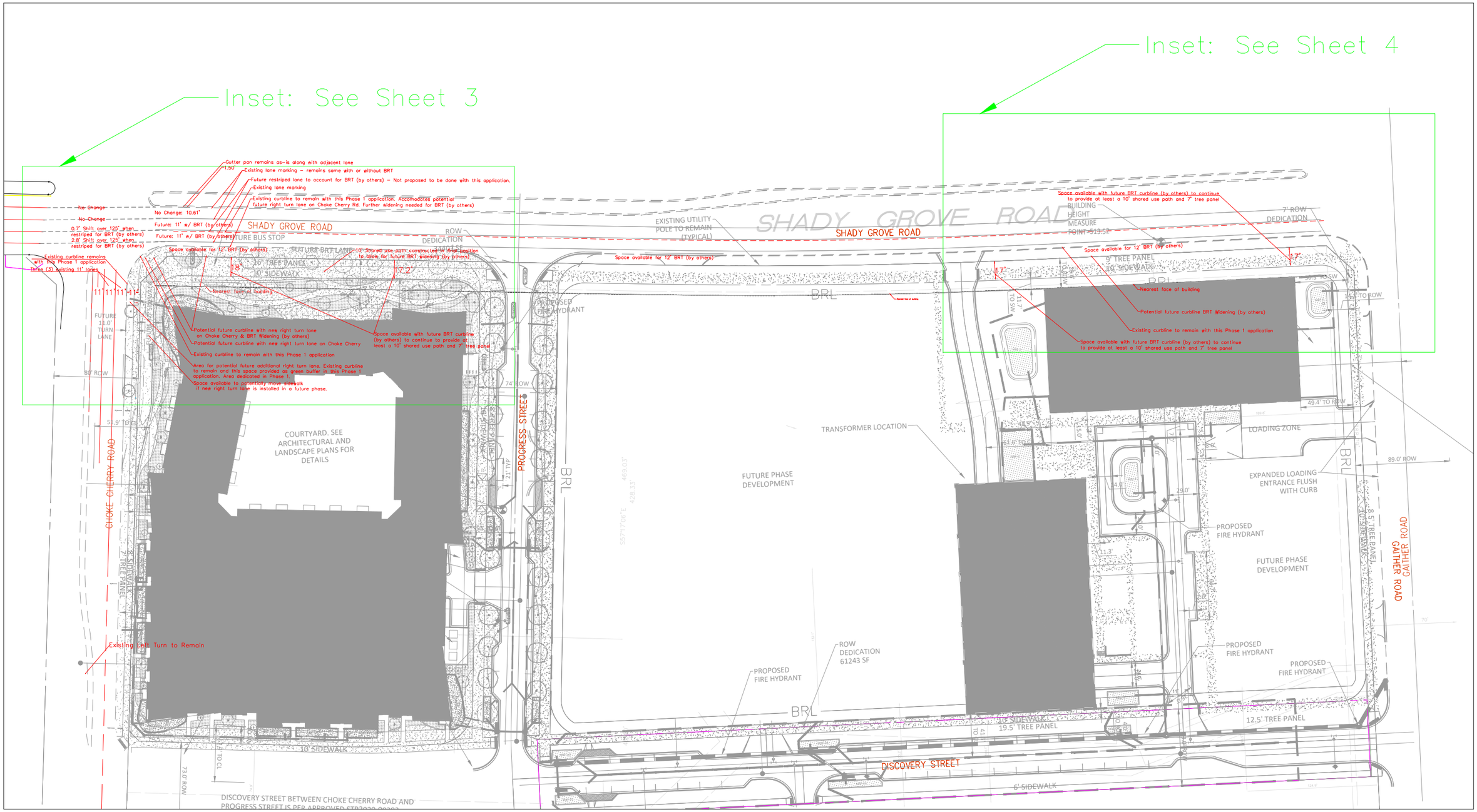
DRAFT

5.22.2024

Sheet 1 of 4

Rockville, Maryland

P:\2128-017 SGID - Commercial\Design\02_PRELIMINARY\SGID Roadway Linework - 05.22.2024.dwg - 5/22/2024 4:51 PM



GOROVE SLADE
Transportation Planners and Engineers

Shady Grove Innovation District: Shady Grove Rd and Choke Cherry Road ROW

DRAFT

5.22.2024

Sheet 2 of 4

Rockville, Maryland

P:\2128-017 SGID - Commercial\Design\02_PRELIMINARY\SGID Roadway Linework - 05.22.2024.dwg - 5/22/2024 4:51 PM

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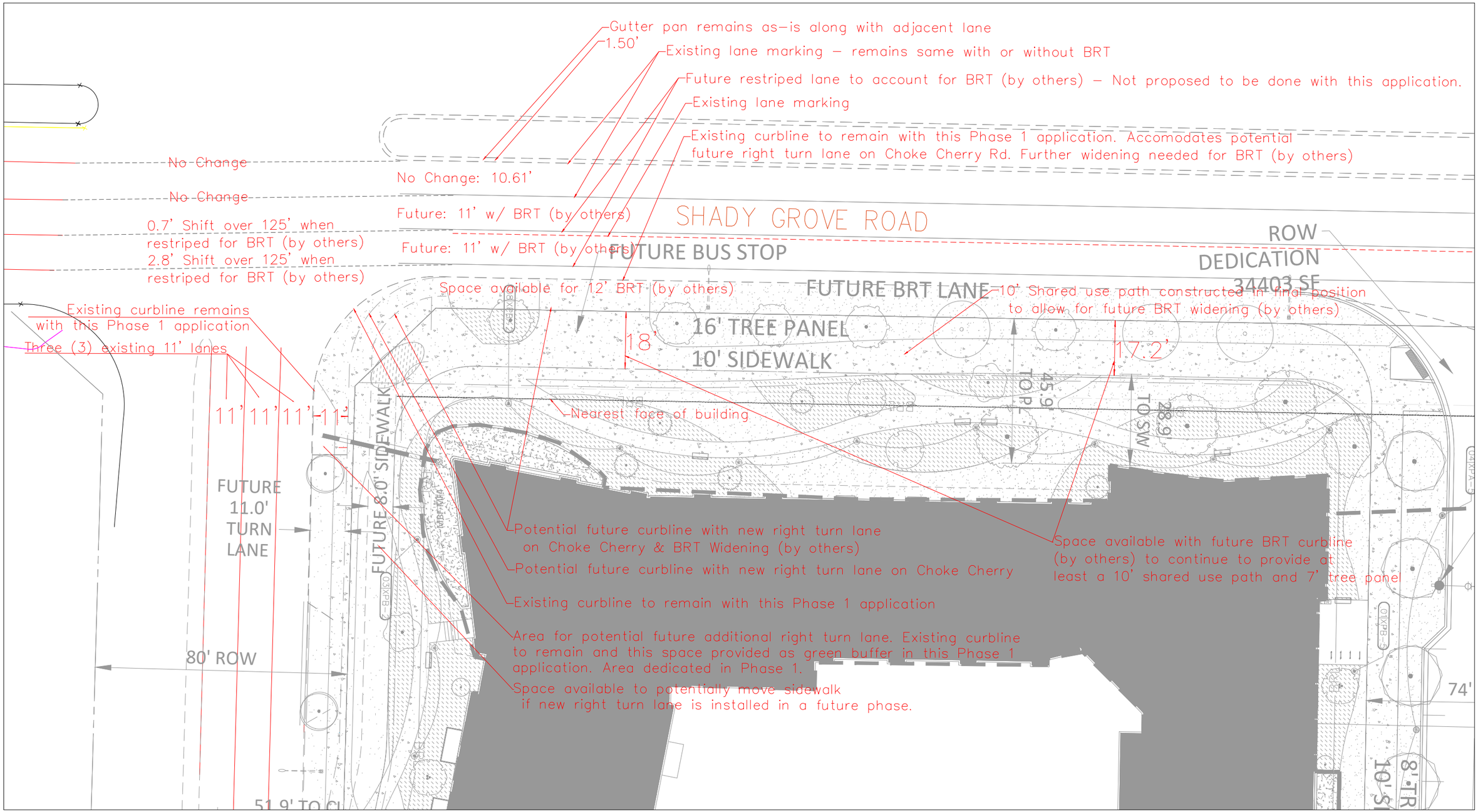
SCALE: 1" = 90'



GOROVE SLADE
Transportation Planners and Engineers

Shady Grove Innovation District: Shady Grove Rd and Choke Cherry Road ROW

5.22.2024

Sheet 3 of 4

DRAFT

Rockville, Maryland

P:\2128-017 SGID - Commercial\Design\02_PRELIMINARY\SGID Roadway Linework - 05.22.2024.dwg - 5/22/2024 4:51 PM

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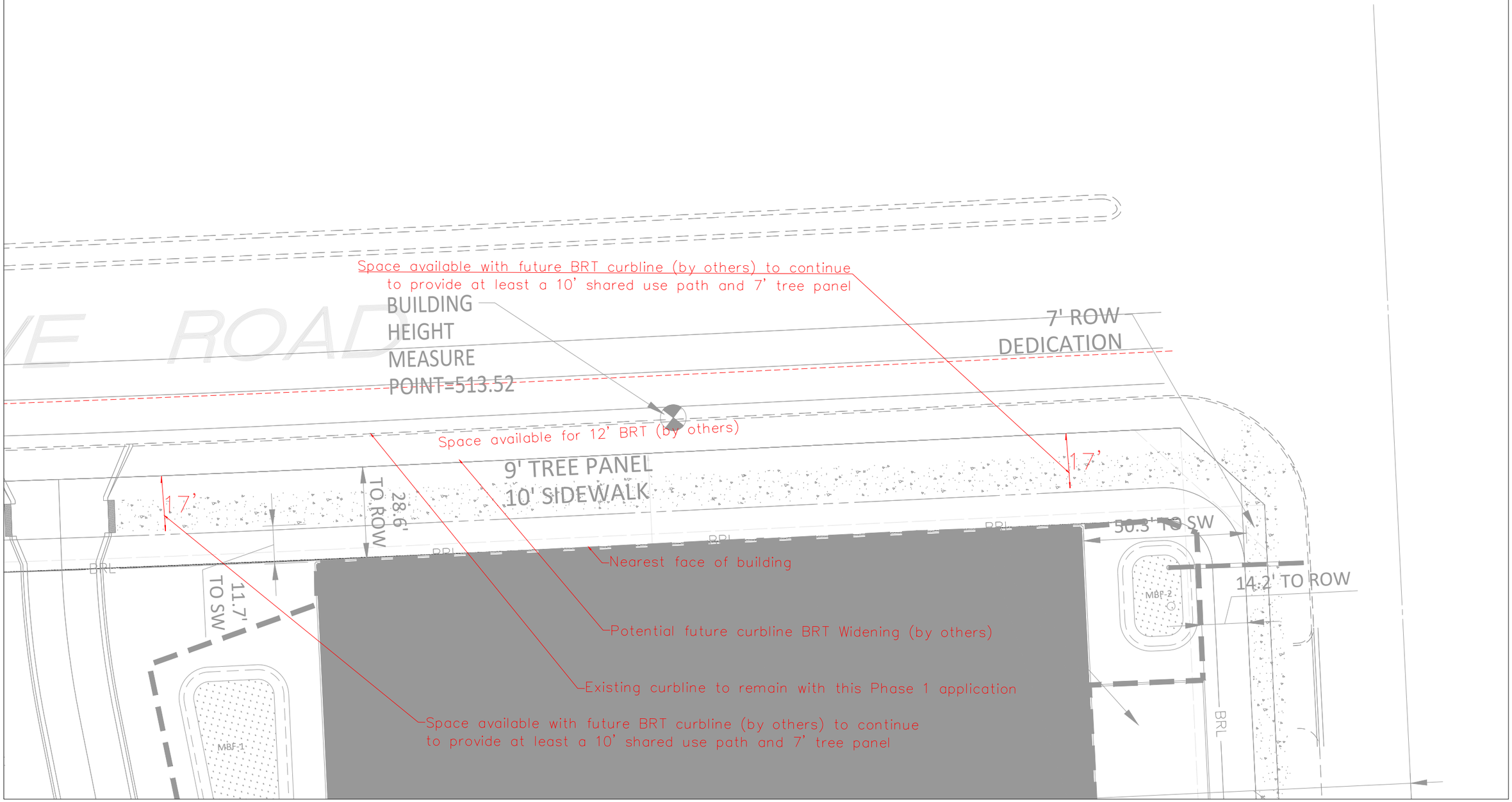
SCALE: 1" = 50'



GOROVE SLADE
Transportation Planners and Engineers

Shady Grove Innovation District: Shady Grove Rd and Choke Cherry Road ROW

DRAFT

5.22.2024

Sheet 4 of 4

Rockville, Maryland

P:\2128-017 SGID - Commercial\Design\02_PRELIMINARY\SGID Roadway Linework - 05.22.2024.dwg - 5/22/2024 4:51 PM

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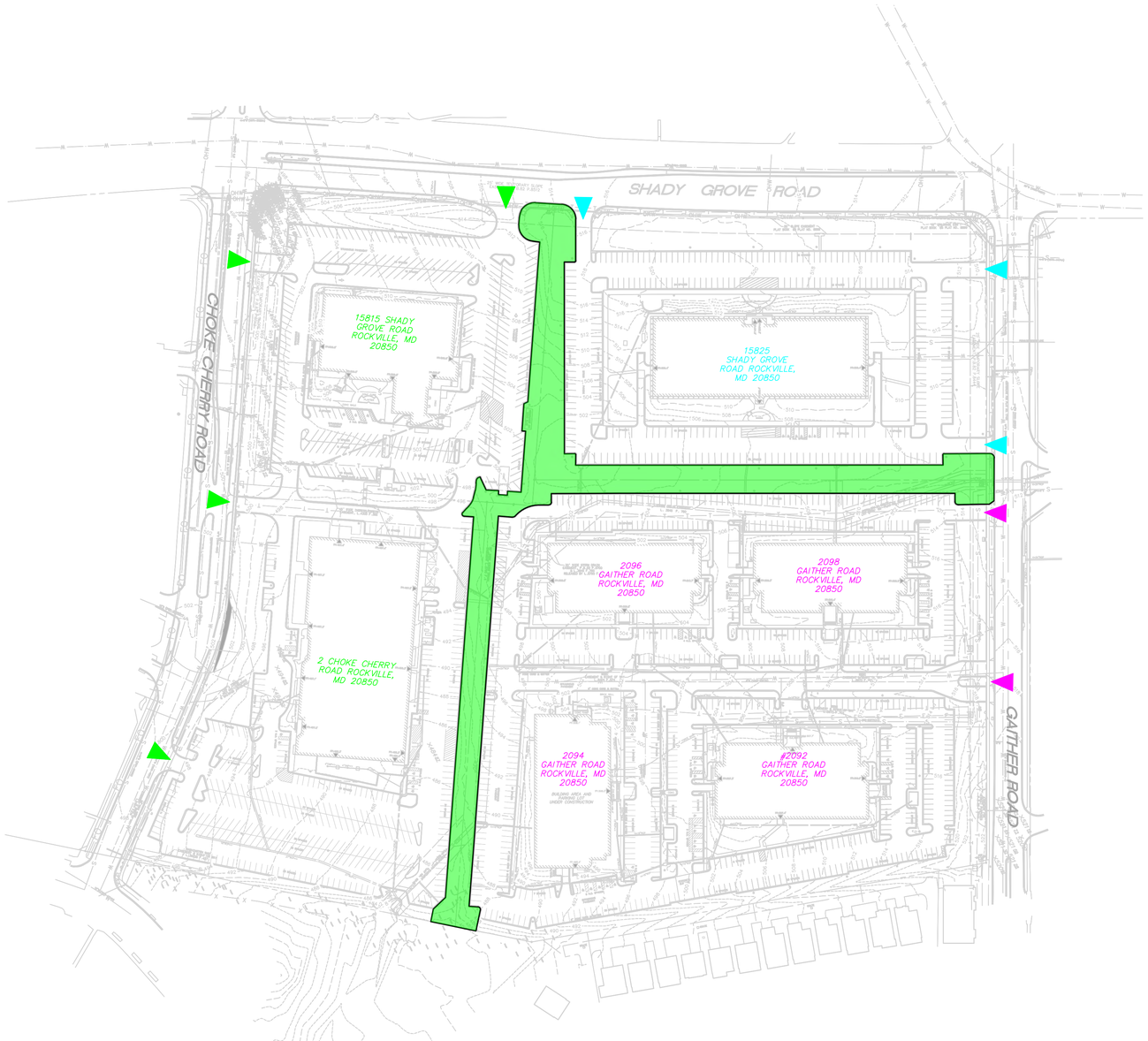
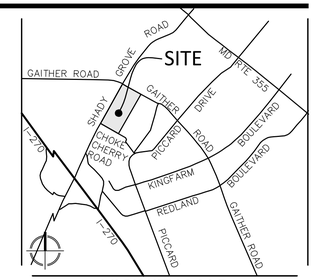
SCALE: 1" = 50'





VICINITY MAP
SCALE: 1" = 2000'

Narrative - Existing Conditions

The existing site is comprised of four lots (5, 6, 7 & 8). While Lots 5 and 6 are interconnected via two drive aisles, they are completely cut off from Lots 7 and 8 as well as from Gaither Road by the green space that has been highlighted. Similarly, there is no vehicular connectivity between Lots 7 and 8; and, neither of these lots have access to Choke Cherry Road. This creates three "Islands" within the site that have no vehicular interconnectivity. There is currently no connection from Gaither Road to Cherry Road through the site.

Also, all seven of the buildings are completely vacant at this time.

PLAN LEGEND

PROPERTY LINES	EXISTING GUY POLE
EXISTING EDGE OF PAVEMENT	EXISTING GAS VALVE
EXISTING FENCE LINE	EXISTING LIGHT POLE
EXISTING NATURAL GAS CONDUIT	EXISTING PHONE PEDESTAL
EXISTING OVERHEAD WIRES	EXISTING PHONE MANHOLE
EXISTING TELEPHONE CONDUIT	EXISTING UTILITY POLE
EXISTING SANITARY SEWER CONDUIT	EXISTING STORM DRAIN MANHOLE
EXISTING STORM DRAIN CONDUIT	EXISTING ELECTRICAL JUNCTION BOX
EXISTING WATER CONDUIT	EXISTING ELECTRICAL MANHOLE
LIMITS OF DISTURBANCE	EXISTING FIRE DEPARTMENT CONNECTION
EXISTING STREAM VALLEY BUFFER	EXISTING FIRE HYDRANT
VEHICULAR ACCESS "ISLAND"	PROPOSED STORMWATER MANAGEMENT BIO
VEHICULAR ACCESS "ISLAND"	EXISTING BOLLARD
VEHICULAR ACCESS "ISLAND"	
NO VEHICLE CONNECTIVITY	

EXISTING SIGN POST	
EXISTING WOOD POST	
EXISTING CURB INLET	
EXISTING CONCRETE	
EXISTING SANITARY MANHOLE	
EXISTING TRAFFIC SIGNAL POLE	
EXISTING TREE	
EXISTING CABLE TELEVISION PEDESTAL	
EXISTING UNKNOWN UTILITY MANHOLE	
EXISTING WATER METER	
EXISTING WATER MANHOLE	
EXISTING WATER VALVE	
DOOR LOCATION	
EXISTING GAS MANHOLE	

NOT FOR CONSTRUCTION

"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.

100 50 0 100 80 120
SCALE: 1"=100'

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

Our Site Set on the Future.

PREPARED FOR:
BXP SHADY GROVE LOT 5 LLC
BXP SHADY GROVE LOT 6 LLC
BXP SHADY GROVE LOT 7 LLC
BXP SHADY GROVE LOT 8 LLC
2200 PENNSYLVANIA AVENUE, NW
SUITE 200W
WASHINGTON DC, 20037
301-704-5447
CJ OVERLY
COVERLY@BXP.COM

DESIGN CONSULTANTS

PLANNER, CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
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COMMERCIAL ARCHITECT
GENSLER
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202.776.7668
CONTACT: DREW NAPOLITANO

RESIDENTIAL ARCHITECT
DESIGN COLLECTIVE, INC
100 EAST PRATT STREET
18TH FLOOR
BALTIMORE, MD 21202
410.685.6655
CONTACT: SCOTT GECZI

LANDSCAPE ARCHITECT
PARKERRODRIGUEZ
101 N UNION ST
SUITE 320
ALEXANDRIA, VA 22314
703.548.5010
CONTACT: DAN AVRIT

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

SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

PHASING PLAN EXHIBIT - EXISTING CONDITIONS

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DRAWN BY: EJS
DESIGNED BY: MBG
DATE ISSUED: 11/21/2023

VIKA PROJECT VM50554L
DRAWING NO.
SHEET NO. PH-0

K:\50501-55000\50554\CADD\COMMERCIAL-MULTIFAMILY\SITE\EXHIBIT\SHEETS\50554200_CM_MF_P_PHASING PLAN_PH2_CV.dwg — Friday, May 23, 2025 11:07:41 AM

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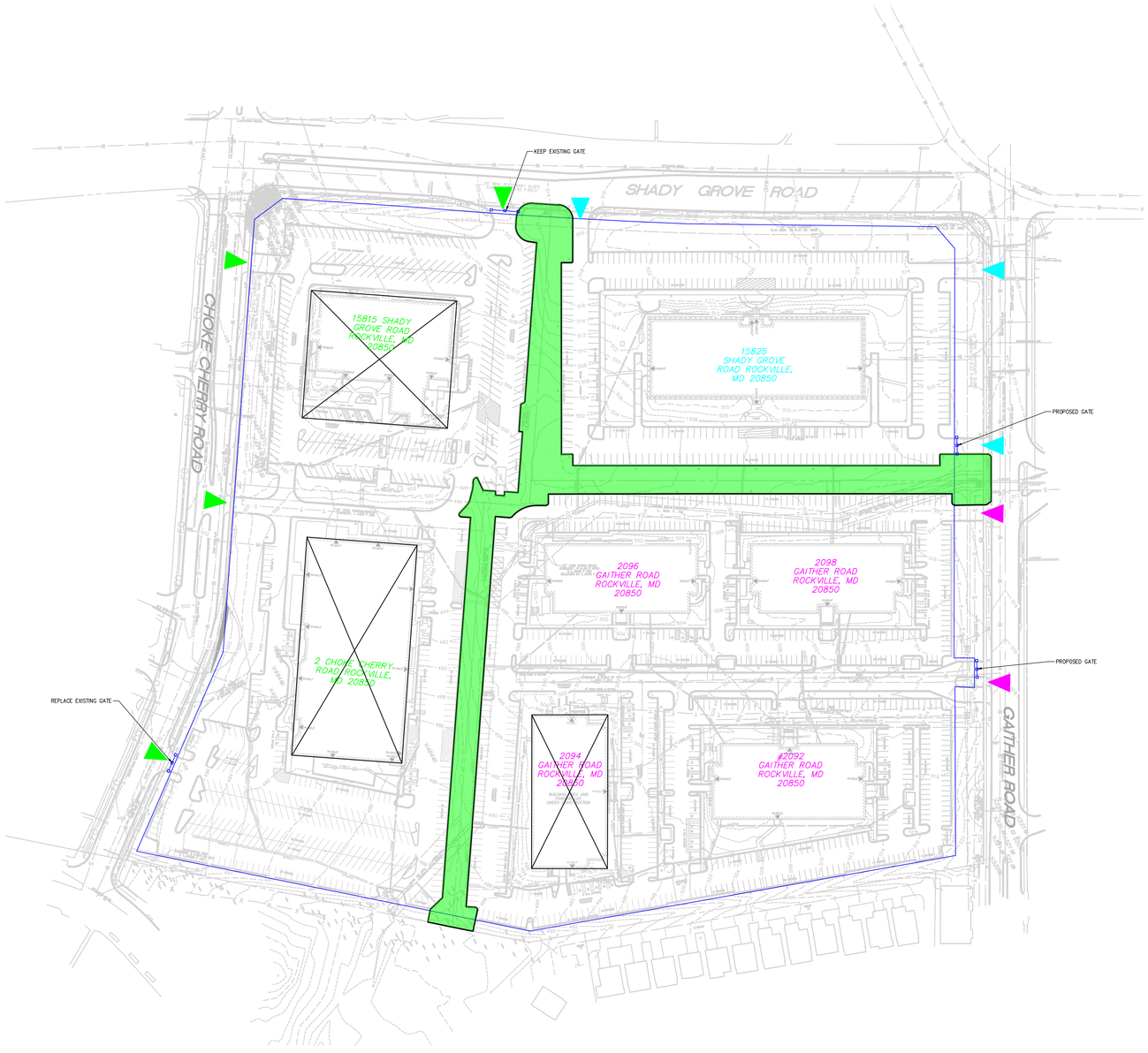

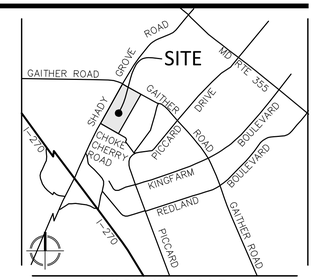

VICINITY MAP
SCALE: 1" = 2000'

Narrative - Step One

The demolition of the three buildings indicated here will begin in September 2024 and be completed by year-end 2024. Demolition numbers: #SCP2023-00013, #SCP2022-00024, and #SCP2023-00016. A fence has already been erected around the entire site.

Please note that shared access to the vehicle gates has been arranged with the Fire Marshal's Office and the existing lack of vehicular interconnectivity has not been impacted.

NOTE: ALL BUILDINGS VACANT BY 11/01/2024

PLAN LEGEND

PROPERTY LINES	EXISTING GUY POLE
EXISTING EDGE OF PAVEMENT	EXISTING GAS VALVE
EXISTING FENCE LINE	EXISTING LIGHT POLE
EXISTING NATURAL GAS CONDUIT	EXISTING PHONE PEDESTAL
EXISTING OVERHEAD WIRES	EXISTING PHONE MANHOLE
EXISTING TELEPHONE CONDUIT	EXISTING UTILITY POLE
EXISTING SANITARY SEWER CONDUIT	EXISTING STORM DRAIN MANHOLE
EXISTING STORM DRAIN CONDUIT	EXISTING ELECTRICAL JUNCTION BOX
EXISTING WATER CONDUIT	EXISTING ELECTRICAL MANHOLE
LIMITS OF DISTURBANCE	EXISTING FIRE DEPARTMENT CONNECTION
EXISTING STREAM VALLEY BUFFER	EXISTING FIRE HYDRANT
PROPOSED FENCE LAYOUT	PROPOSED STORMWATER MANAGEMENT BIO
VEHICULAR GATE	EXISTING BOLLARD
VEHICULAR ACCESS "ISLAND"	BUILDING TO BE DEMOLISHED
VEHICULAR ACCESS "ISLAND"	NO VEHICLE CONNECTIVITY
VEHICULAR ACCESS "ISLAND"	

EXISTING SIGN POST	
EXISTING WOOD POST	
EXISTING CURB INLET	
EXISTING CONCRETE	
EXISTING SANITARY MANHOLE	
EXISTING TRAFFIC SIGNAL POLE	
EXISTING TREE	
EXISTING CABLE TELEVISION PEDESTAL	
EXISTING UNKNOWN UTILITY MANHOLE	
EXISTING WATER METER	
EXISTING WATER MANHOLE	
EXISTING WATER VALVE	
DOOR LOCATION	
EXISTING GAS MANHOLE	

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100.0001 50 0 100.0001 80 120
SCALE: 1"=100.0001'

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

Our Site Set on the Future.

PREPARED FOR:
BXP SHADY GROVE LOT 5 LLC
BXP SHADY GROVE LOT 6 LLC
BXP SHADY GROVE LOT 7 LLC
BXP SHADY GROVE LOT 8 LLC
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CJ OVERLY
COVERLY@BXP.COM

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CONTACT: SCOTT WALLACE

SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

PHASING PLAN 1: ENCLOSE SITE AND DEMOLISH THREE BUILDINGS

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DESIGNED BY: MBG
DATE ISSUED: 11/21/2023

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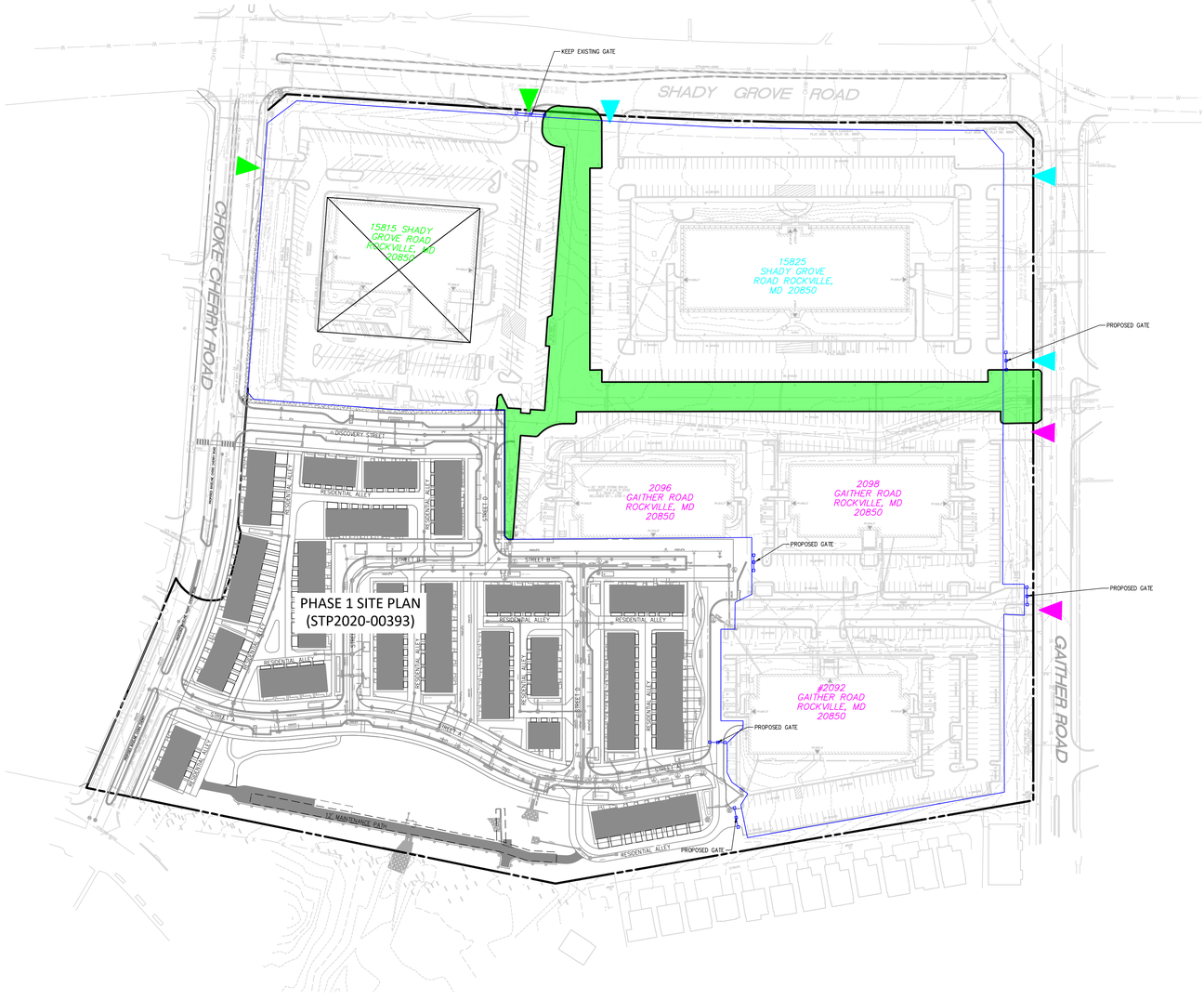
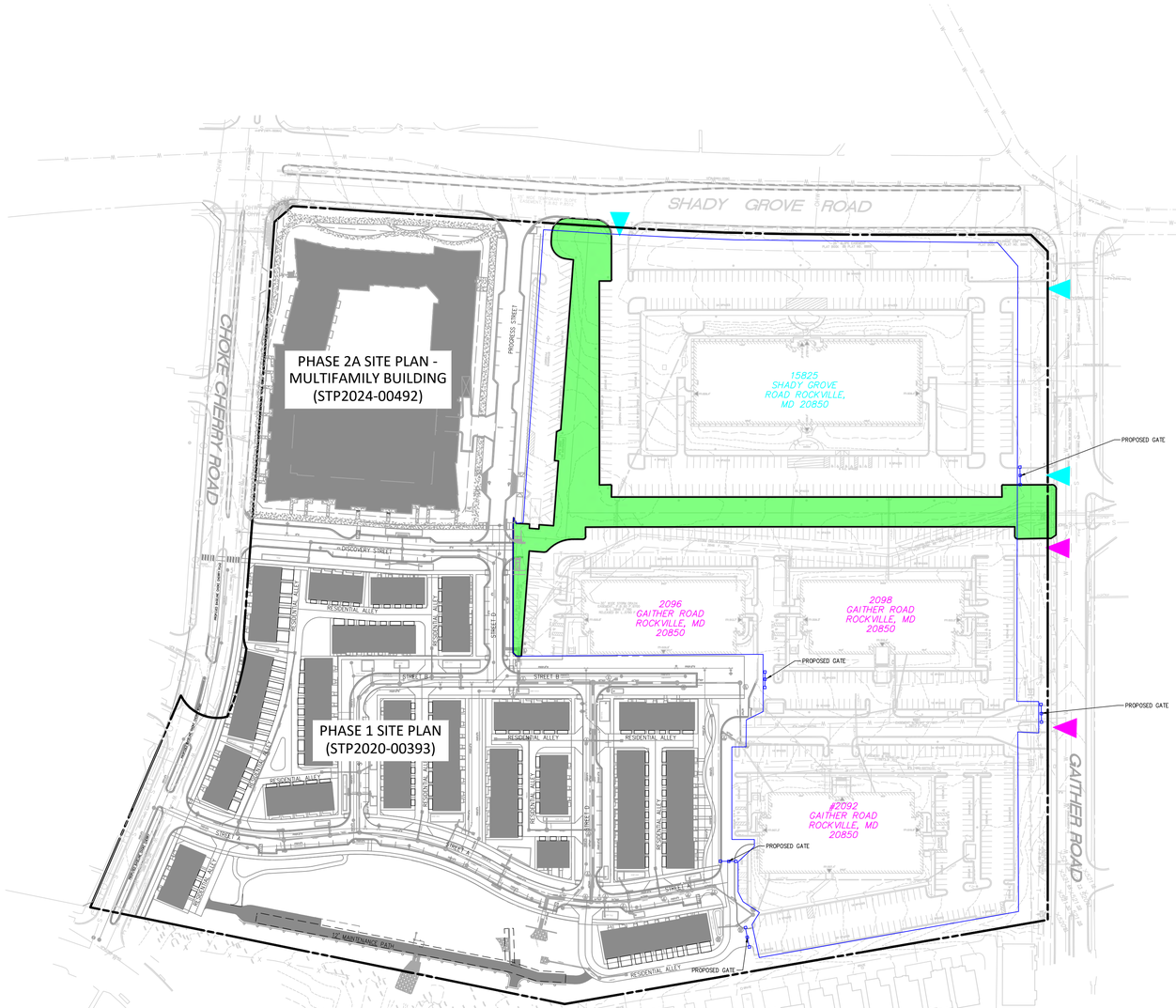
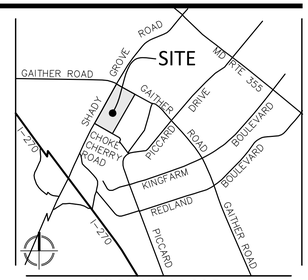
SHEET NO. PH-1


KEEP EXISTING GATE
SHADY GROVE ROAD
CHOKE CHERRY ROAD
15815 SHADY GROVE ROAD ROCKVILLE, MD 20850
15825 SHADY GROVE ROAD ROCKVILLE, MD 20850
2096 GAITHER ROAD ROCKVILLE, MD 20850
2098 GAITHER ROAD ROCKVILLE, MD 20850
#2092 GAITHER ROAD ROCKVILLE, MD 20850
PROPOSED GATE
PROPOSED GATE
PROPOSED GATE
PROPOSED GATE
PROPOSED GATE
GAITHER ROAD
DISCOVERY STREET
RESIDENTIAL ALLEY
STREET B
STREET A
SOUTH DRIVE
SOUTH DRIVE
SOUTH DRIVE





VICINITY MAP
SCALE: 1" = 2000'

Narrative - Step Three

While the final order of development is uncertain and may change (necessitating a change to the phasing plan), this phasing plan assumes the order that we believe to be most likely which is that the multifamily building would be the first to be constructed as part of the Phase 2 Site Plan (STP2024-00492).

In this step, Progress Street has been constructed to connect the then-existing portion of Discovery Street with Shady Grove Road to create a complete block.

Please note that shared access to the vehicle gates has been arranged with the Fire Marshal's Office and the existing lack of vehicular interconnectivity has not been impacted.

NOTE: EDGE CONDITIONS TO BE ADDRESSED AS NEEDED

NOTE: ALL BUILDINGS VACANT BY 11/01/2024

PLAN LEGEND

PROPERTY LINES	EXISTING GUY POLE
EXISTING EDGE OF PAVEMENT	EXISTING GAS VALVE
EXISTING FENCE LINE	EXISTING LIGHT POLE
EXISTING NATURAL GAS CONDUIT	EXISTING PHONE PEDESTAL
EXISTING OVERHEAD WIRES	EXISTING PHONE MANHOLE
EXISTING TELEPHONE CONDUIT	EXISTING UTILITY POLE
EXISTING SANITARY SEWER CONDUIT	EXISTING STORM DRAIN MANHOLE
EXISTING STORM DRAIN CONDUIT	EXISTING ELECTRICAL JUNCTION BOX
EXISTING WATER CONDUIT	EXISTING ELECTRICAL MANHOLE
LIMITS OF DISTURBANCE	EXISTING FIRE DEPARTMENT CONNECTION
EXISTING STREAM VALLEY BUFFER	EXISTING FIRE HYDRANT
PROPOSED FENCE LAYOUT	PROPOSED STORMWATER MANAGEMENT BIO
VEHICULAR GATE	EXISTING BOLLARD
VEHICULAR ACCESS "ISLAND"	NO VEHICLE CONNECTIVITY
VEHICULAR ACCESS "ISLAND"	

EXISTING SIGN POST	
EXISTING WOOD POST	
EXISTING CURB INLET	
EXISTING CONCRETE	
EXISTING SANITARY MANHOLE	
EXISTING TRAFFIC SIGNAL POLE	
EXISTING TREE	
EXISTING CABLE TELEVISION PEDESTAL	
EXISTING UNKNOWN UTILITY MANHOLE	
EXISTING WATER METER	
EXISTING WATER MANHOLE	
EXISTING WATER VALVE	
DOOR LOCATION	
EXISTING GAS MANHOLE	

NOT FOR CONSTRUCTION

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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.

100 50 0 100 80 120
SCALE: 1"=100'

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BXP SHADY GROVE LOT 7 LLC
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CJ OVERLY
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SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

PHASING PLAN 3: IMPLEMENTATION OF MULTIFAMILY BUILDING FROM PHASE 2 SITE PLAN

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SHEET NO. PH-3

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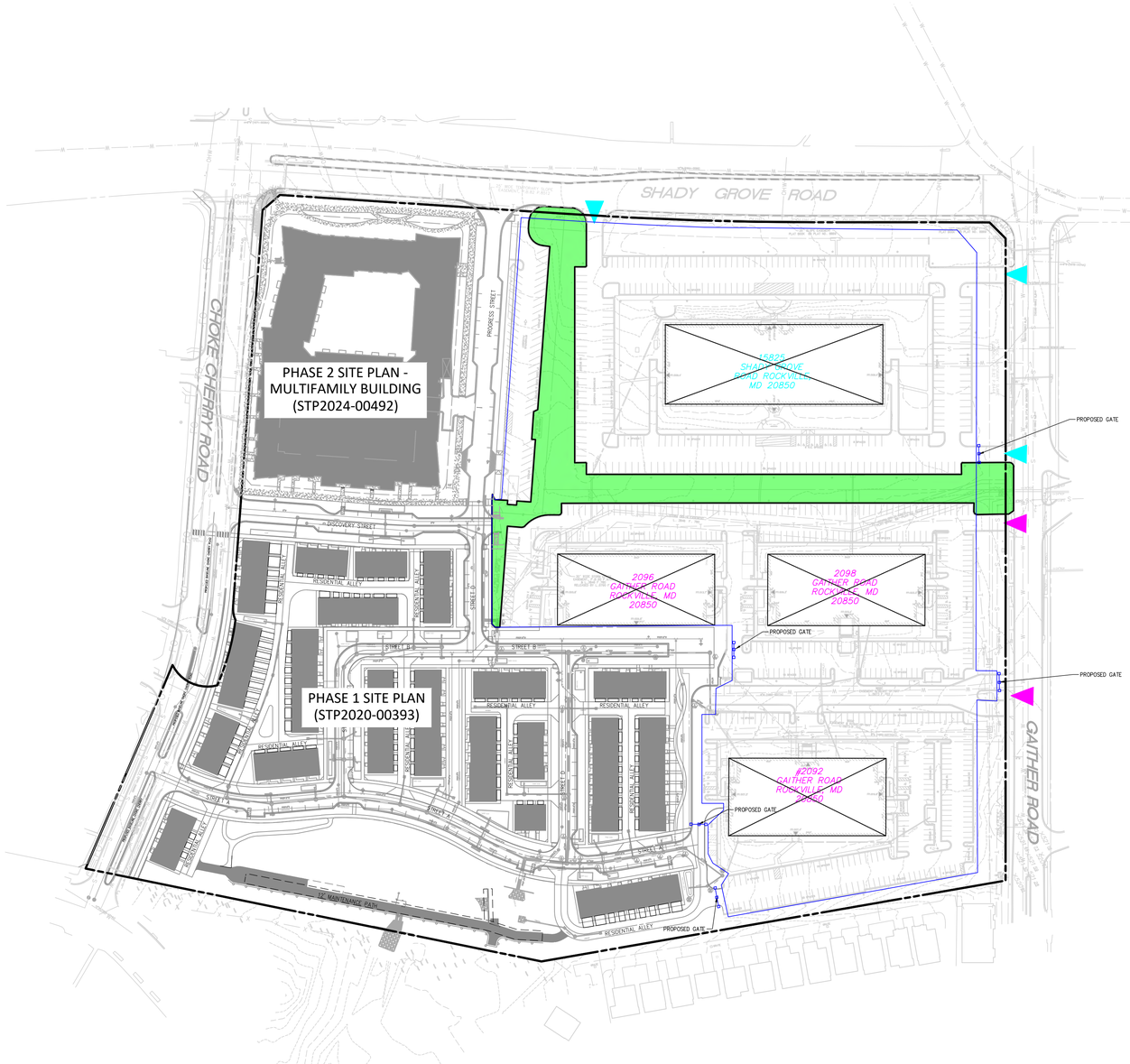
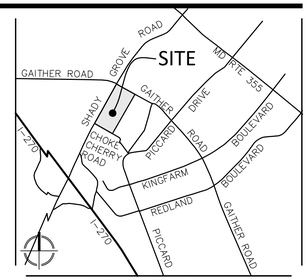
LAYOUT: STEP 3, Plotted By: schlatter





VICINITY MAP
SCALE: 1" = 2000'

NOTE: EDGE CONDITIONS TO BE ADDRESSED AS NEEDED

NOTE: ALL BUILDINGS VACANT BY 11/01/2024

Narrative -Step Four

The demolition of the remaining four buildings would be expected to occur at one time immediately prior to the construction of the lab building or the additional townhouses.

The demolition of these four buildings would be conducted under a set of permits which are independent of any site plan.

Please note that shared access to the vehicle gates has been arranged with the Fire Marshal's Office and the existing lack of vehicular interconnectivity has not been impacted.

PLAN LEGEND

PROPERTY LINES	EXISTING GUY POLE	EXISTING SIGN POST
EXISTING EDGE OF PAVEMENT	EXISTING GAS VALVE	EXISTING WOOD POST
EXISTING FENCE LINE	EXISTING LIGHT POLE	EXISTING CURB INLET
EXISTING NATURAL GAS CONDUIT	EXISTING PHONE PEDESTAL	EXISTING CONCRETE
EXISTING OVERHEAD WIRES	EXISTING PHONE MANHOLE	EXISTING SANITARY MANHOLE
EXISTING TELEPHONE CONDUIT	EXISTING UTILITY POLE	EXISTING TRAFFIC SIGNAL POLE
EXISTING SANITARY SEWER CONDUIT	EXISTING STORM DRAIN MANHOLE	EXISTING TREE
EXISTING STORM DRAIN CONDUIT	EXISTING ELECTRICAL JUNCTION BOX	EXISTING CABLE TELEVISION PEDESTAL
EXISTING WATER CONDUIT	EXISTING ELECTRICAL MANHOLE	EXISTING UNKNOWN UTILITY MANHOLE
LIMITS OF DISTURBANCE	EXISTING FIRE DEPARTMENT CONNECTION	EXISTING WATER METER
EXISTING STREAM VALLEY BUFFER	EXISTING FIRE HYDRANT	EXISTING WATER MANHOLE
PROPOSED FENCE LAYOUT	PROPOSED STORMWATER MANAGEMENT BIO	EXISTING WATER VALVE
VEHICULAR GATE	EXISTING BOLLARD	DOOR LOCATION
VEHICULAR ACCESS "ISLAND"	BUILDING TO BE DEMOLISHED	EXISTING GAS MANHOLE
VEHICULAR ACCESS "ISLAND"	NO VEHICLE CONNECTIVITY	

NOT FOR CONSTRUCTION

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100 50 0 100 80 120
SCALE: 1"=100'

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SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
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PHASING PLAN 4: DEMOLITION OF FOUR REMAINING BUILDINGS

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SHEET NO. PH-4

LAYOUT: STEP 4, Plotted By: schlatter
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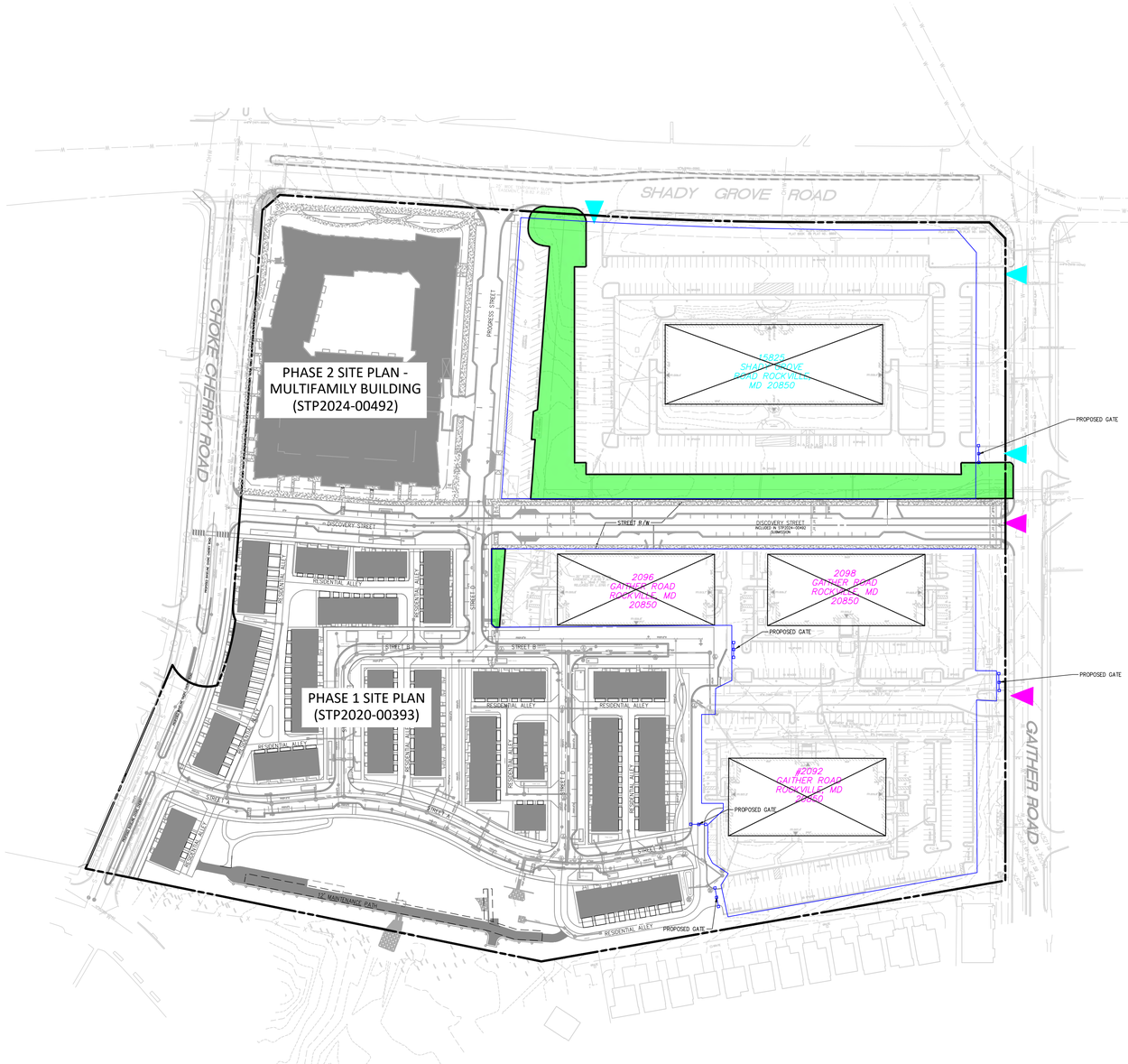

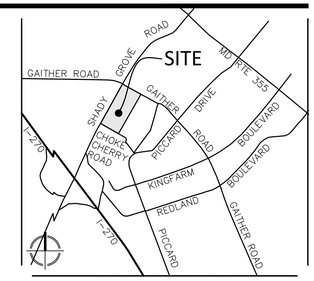

VICINITY MAP
SCALE: 1" = 2000'

Narrative -Step Five

Discovery Street would be extended to Gaither Road and the undeveloped parcels would remain enclosed by fence as-is. This road extension would be permitted and completed with whichever of the two Step Six phases occurs first.

Please note that shared access to the vehicle gates has been arranged with the Fire Marshal's Office and the existing lack of vehicular interconnectivity has not been impacted.

NOTE: EDGE CONDITIONS TO BE ADDRESSED AS NEEDED

NOTE: ALL BUILDINGS VACANT BY 11/01/2024

PLAN LEGEND

PROPERTY LINES	EXISTING GUY POLE	EXISTING SIGN POST
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EXISTING OVERHEAD WIRES	EXISTING PHONE MANHOLE	EXISTING SANITARY MANHOLE
EXISTING TELEPHONE CONDUIT	EXISTING UTILITY POLE	EXISTING TRAFFIC SIGNAL POLE
EXISTING SANITARY SEWER CONDUIT	EXISTING STORM DRAIN MANHOLE	EXISTING TREE
EXISTING STORM DRAIN CONDUIT	EXISTING ELECTRICAL JUNCTION BOX	EXISTING CABLE TELEVISION PEDESTAL
EXISTING WATER CONDUIT	EXISTING ELECTRICAL MANHOLE	EXISTING UNKNOWN UTILITY MANHOLE
LIMITS OF DISTURBANCE	EXISTING FIRE DEPARTMENT CONNECTION	EXISTING WATER METER
EXISTING STREAM VALLEY BUFFER	EXISTING FIRE HYDRANT	EXISTING WATER MANHOLE
PROPOSED FENCE LAYOUT	PROPOSED STORMWATER MANAGEMENT BIO	EXISTING WATER VALVE
VEHICULAR GATE	EXISTING BOLLARD	DOOR LOCATION
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VEHICULAR ACCESS "ISLAND"	NO VEHICLE CONNECTIVITY	

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100 50 0 100 80 120

SCALE: 1"=100'

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SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
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WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

PHASING PLAN 5: CONSTRUCT DISCOVERY STREET EXTENSION

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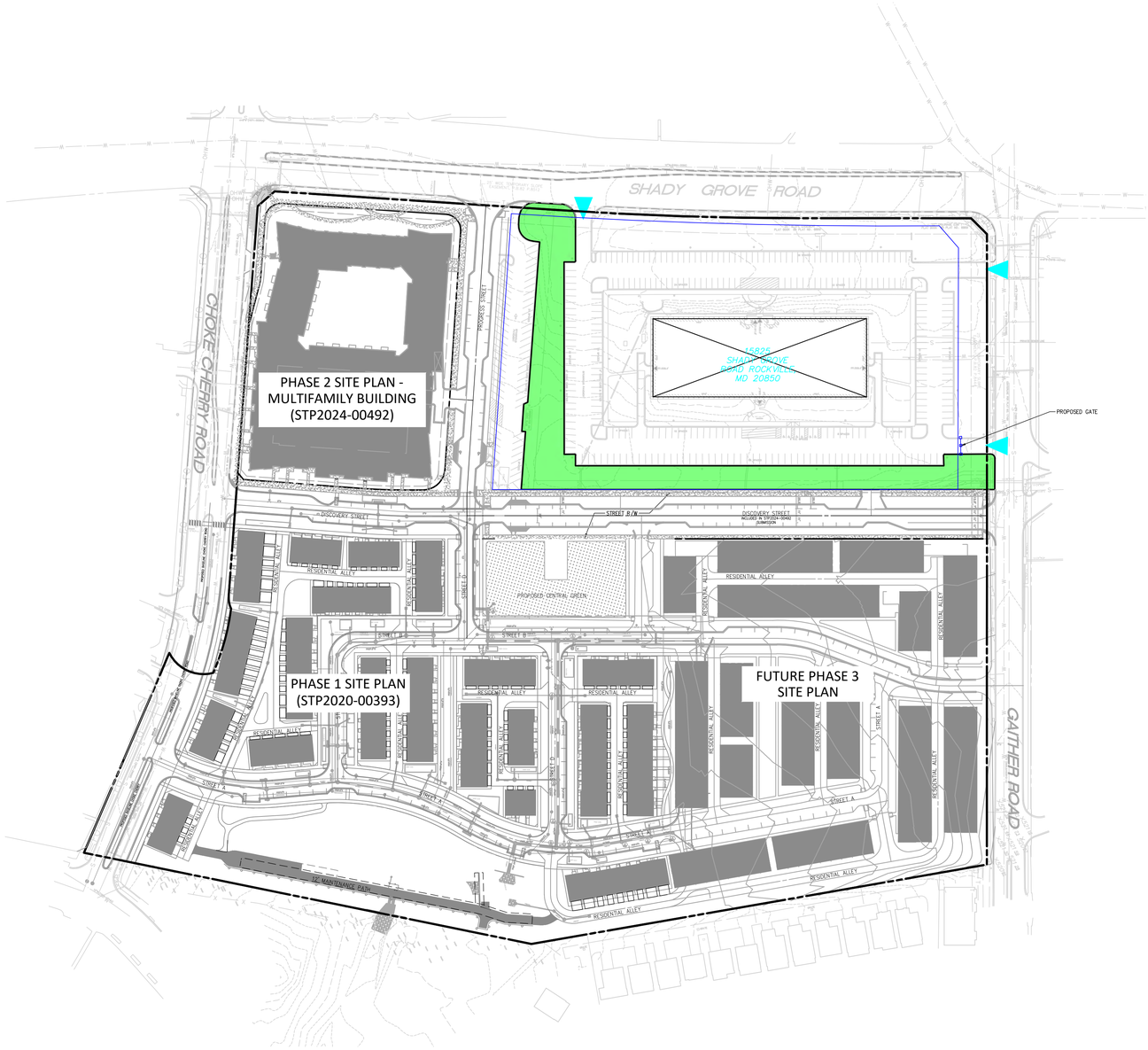

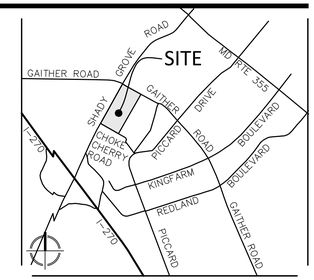

VICINITY MAP
SCALE: 1" = 2000'

Narrative - Step Six (Townhouses)

This phasing plan shows the implementation of the additional townhouses as part of a future Phase 3 Site Plan prior to the completion of lab building under the Phase 2 Site Plan (STP2024-00492). Either PH-6.1 or PH-6.2 could occur first and vice versa.

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NOTE: EDGE CONDITIONS TO BE ADDRESSED AS NEEDED
NOTE: ALL BUILDINGS VACANT BY 11/01/2024

PLAN LEGEND

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SCALE: 1"=100'

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SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

PHASING PLAN 6.1: CONSTRUCT TOWNHOMES UNDER PHASE 3 SITE PLAN

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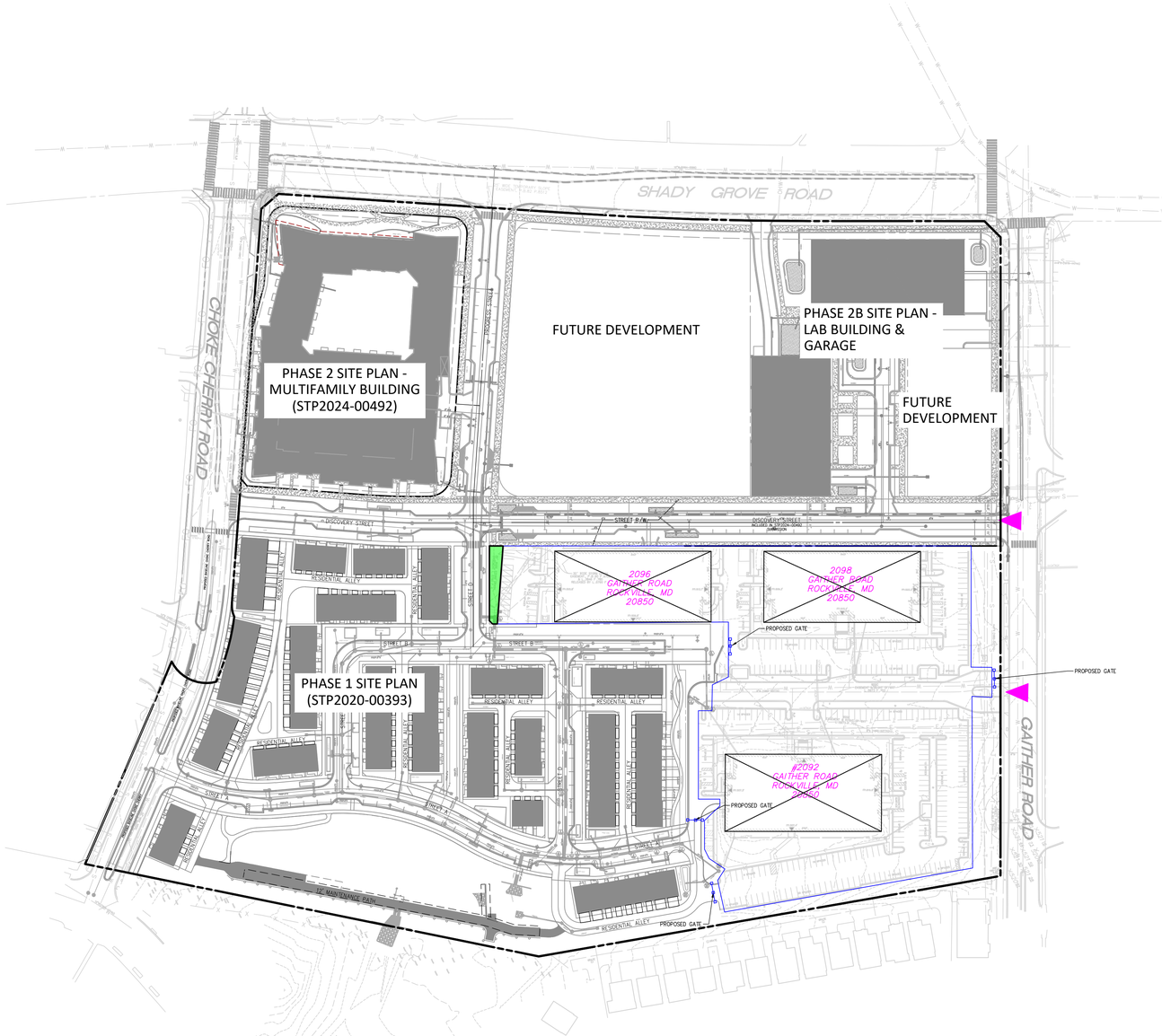
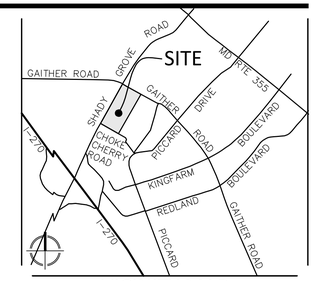
DRAWING NO.

SHEET NO. PH-6.1





VICINITY MAP
SCALE: 1" = 2000'

Narrative - Step Six (Lab)

This step in the phasing plan shows the completion of the Phase 2 Site Plan (STP2024-00492), with the construction of the lab building. Either PH-6.1 or PH-6.2 could occur first and vice versa.

When additional buildings are planned for the future development parcels, these would be captured as a Major Amendment to the Phase 2 Site Plan at the time.

While two theoretical scenarios for this future development have been shared, it cannot be known now if, when, or how these would unfold.

NOTE: EDGE CONDITIONS TO BE ADDRESSED AS NEEDED

NOTE: ALL BUILDINGS VACANT BY 11/01/2024

PLAN LEGEND

PROPERTY LINES	EXISTING GUY POLE
EXISTING EDGE OF PAVEMENT	EXISTING GAS VALVE
EXISTING FENCE LINE	EXISTING LIGHT POLE
EXISTING NATURAL GAS CONDUIT	EXISTING PHONE PEDESTAL
EXISTING OVERHEAD WIRES	EXISTING PHONE MANHOLE
EXISTING TELEPHONE CONDUIT	EXISTING UTILITY POLE
EXISTING SANITARY SEWER CONDUIT	EXISTING STORM DRAIN MANHOLE
EXISTING STORM DRAIN CONDUIT	EXISTING ELECTRICAL JUNCTION BOX
EXISTING WATER CONDUIT	EXISTING ELECTRICAL MANHOLE
LIMITS OF DISTURBANCE	EXISTING FIRE DEPARTMENT CONNECTION
EXISTING STREAM VALLEY BUFFER	EXISTING FIRE HYDRANT
PROPOSED FENCE LAYOUT	PROPOSED STORMWATER MANAGEMENT BIO
VEHICULAR GATE	EXISTING BOLLARD
VEHICULAR ACCESS "ISLAND"	BUILDING TO BE DEMOLISHED
	NO VEHICLE CONNECTIVITY

EXISTING SIGN POST	
EXISTING WOOD POST	
EXISTING CURB INLET	
EXISTING CONCRETE	
EXISTING SANITARY MANHOLE	
EXISTING TRAFFIC SIGNAL POLE	
EXISTING TREE	
EXISTING CABLE TELEVISION PEDESTAL	
EXISTING UNKNOWN UTILITY MANHOLE	
EXISTING WATER METER	
EXISTING WATER MANHOLE	
EXISTING WATER VALVE	
DOOR LOCATION	
EXISTING GAS MANHOLE	

NOT FOR CONSTRUCTION

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100 50 0 100 80 120
SCALE: 1"=100'

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

PREPARED FOR:
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BXP SHADY GROVE LOT 6 LLC
BXP SHADY GROVE LOT 7 LLC
BXP SHADY GROVE LOT 8 LLC
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SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

PHASING PLAN 6.2: IMPLEMENTATION OF LAB BUILDING AND GARAGE FROM PHASE 2 SITE PLAN

PROFESSIONAL SEAL

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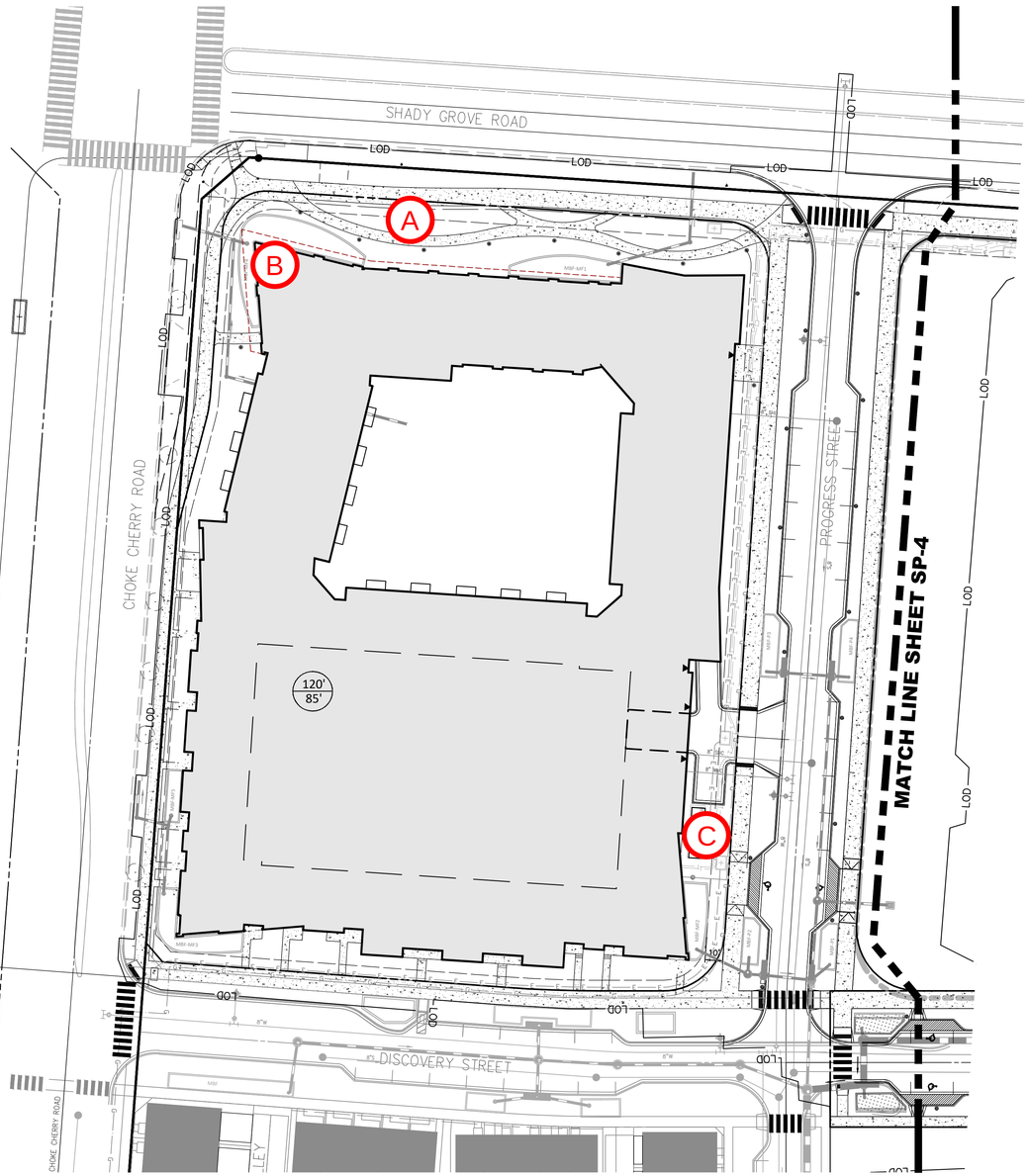
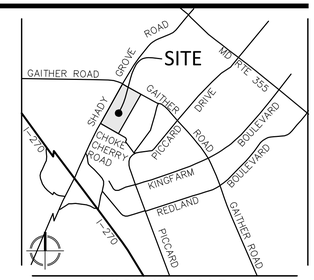
DESIGNED BY: MBG
DATE ISSUED: 11/21/2023

VIKA PROJECT VM50554L
DRAWING NO.
SHEET NO. PH-6.2





VICINITY MAP
SCALE: 1" = 2000'

Potential Public Art Installation Locations (Typology)

A. Plaza at Shady Grove Road and Choke Cherry Road (Sculpture)

B. Multifamily Building Corner Overhang (Mural/Installation)

C. Multifamily Building Transformer Enclosure (Mural/Installation)

D. Corner of Shady Grove Road and Choke Cherry Road (Sculpture)

E. Green Space along Shared Use Path (Sculpture)

F. Lab Building Cul-de-sac (Sculpture)

G. Lab Building Outdoor Amenity Space (Interactive)

H. Lab Building Garage Facade(s) (Mural/Installation)

PLAN LEGEND

PROPERTY LINES	EXISTING GUY POLE
EXISTING EDGE OF PAVEMENT	EXISTING GAS VALVE
EXISTING FENCE LINE	EXISTING LIGHT POLE
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EXISTING SANITARY SEWER CONDUIT	EXISTING STORM DRAIN MANHOLE
EXISTING STORM DRAIN CONDUIT	EXISTING ELECTRICAL JUNCTION BOX
EXISTING WATER CONDUIT	EXISTING ELECTRICAL MANHOLE
LIMITS OF DISTURBANCE	EXISTING FIRE DEPARTMENT CONNECTION
EXISTING STREAM VALLEY BUFFER	EXISTING FIRE HYDRANT
BUILDING HEIGHT ALLOWED (120' / 85')	PROPOSED STORMWATER MANAGEMENT BIO
BUILDING HEIGHT ILLUSTRATED	EXISTING BOLLARD

EXISTING SIGN POST	
EXISTING WOOD POST	
EXISTING CURB INLET	
EXISTING CONCRETE	
EXISTING SANITARY MANHOLE	
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40 20 0 40 80 120
SCALE: 1"=40'

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SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

LEVEL 2 SITE PLAN
COMMERCIAL
PHASE 2

PROFESSIONAL SEAL
STATE OF MARYLAND · MICHAEL B. GOODMAN · No. 27721 · 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. ENGINEER'S NAME: Michael B. Goodman, P.E. LICENSE No.: 27721 EXPIRATION DATE: July 19, 2026

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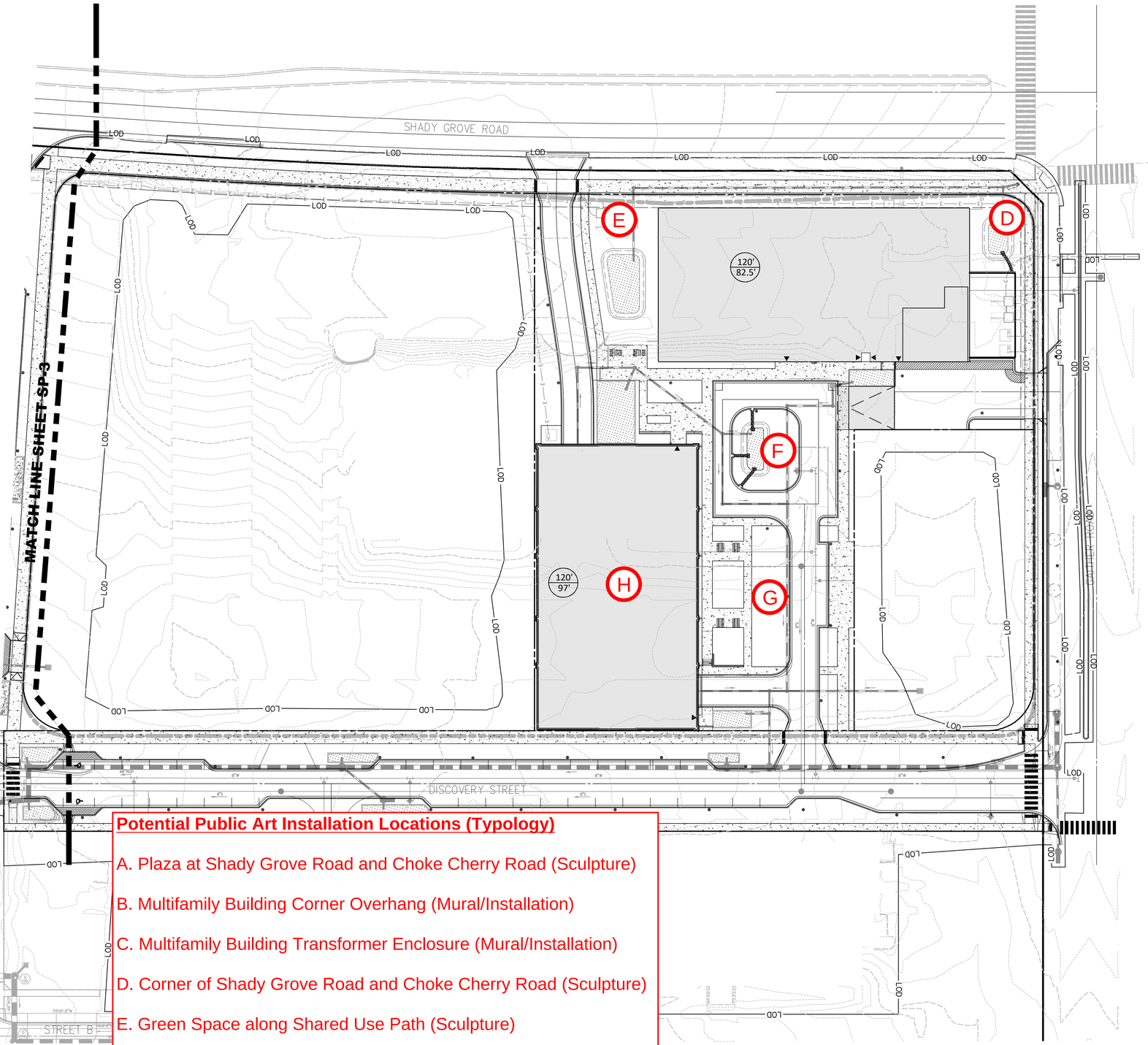
DRAWN BY: EJS
DESIGNED BY: MBG
DATE ISSUED: 11/17/2023
VIKA PROJECT: VM50554L
DRAWING NO.
SHEET NO. SP-3

P:\50501-51000\50554\CADD\COMMERCIAL-MULTIFAMILY\SITE\PLOT SHEETS\50554-SP00_CM_MF_P_SITE.dwg — Thursday, May 8, 2025 11:55:39 AM

LAYOUT: SP-3 SITE, Plotted By: schlatter



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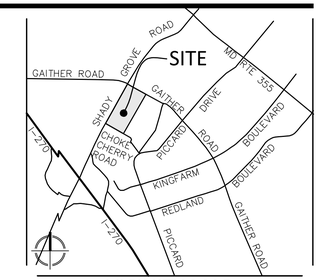

VICINITY MAP
SCALE: 1" = 2000'

PLAN LEGEND

- PROPERTY LINES
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE LINE
- EXISTING NATURAL GAS CONDUIT
- EXISTING OVERHEAD WIRES
- EXISTING TELEPHONE CONDUIT
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- EXISTING STORM DRAIN CONDUIT
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- BUILDING HEIGHT ALLOWED / BUILDING HEIGHT ILLUSTRATED (120' / 75')
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- EXISTING GAS VALVE
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SHADY GROVE INNOVATION DISTRICT

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 221NW09
TAX MAP: FS562 & FS62

LEVEL 2 SITE PLAN COMMERCIAL PHASE 2

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DRAWN BY: EJS
DESIGNED BY: MBG
DATE ISSUED: 11/17/2023

VIKA PROJECT VM50554L
DRAWING NO.
SHEET NO. SP-4

PRELIMINARY FOREST CONSERVATION PLAN
SHADY GROVE NEIGHBORHOOD CENTER
SHADY GROVE ROAD, ROCKVILLE, MARYLAND 20850

VICINITY MAP
SCALE 1"=2,000'

CITY FORESTER CHART

Tree Type	Number of 200 SF	Number of 400 SF	Square Footage	Total Required
CRZ Credit	N/A	N/A	800	
FC reforestation Planting area	N/A	N/A	28,750	
FC trees (excluding street trees)	76	122	64,000	
FC street trees (no credit for Shady Grove trees in ROW)	0	82	32,800	
Total FC Credit			126,350	103,673
Replacement Trees	45	5	-	112
Street trees NOT FC credit	0	62	N/A	N/A
Non credited trees Not on Private Residential Property	22	0	-	24,800
Non credited trees On Private Residential Property	0	0	0	0
MTC	**129**	**223**	**29,550**	**135,472**

MINIMUM TREE COVER			
TRACT AREA SF	ZONING	MTC REQURED %	MTC SF REQUIRED
1,354,716	MXE	10	135,471.6

MINIMUM TREE COVER			
TRACT AREA SF	ZONING	MTC REQURED %	MTC SF REQUIRED
1,354,716	MXE	10	135471.6
TREEE COVER PROVIDED SF	NUMBER OF TREES	SF CREDIT PER TREE	TOTAL SF CREDIT
FORESTED AREA	N/A	N/A	**28750**
EXISTING LANDSCAPE TREES	1	25% OF CRZ	**800**
LARGE SHADE TREES	209	400	83600
LARGE EVERGREEN	14	400	5600
SMALL SHADE/ORNAMENTAL	129	200	25800
SMALL EVERGREEN		200	0
		TOTAL SF	144550

GENERAL NOTE

This plan is conceptual only and final building locations, dimensions, heights, uses, and density will be determined at time of site plan(s). subject to approval by the City. Accordingly, the placement, species, and/or size of trees outlined on this plan may change as individual site plans and are reviewed and approved by the City. The minimum numbers defined shall not decrease. Final forest conservation plans may also be phased to reflect the site plan modifications subject to the requirements below. At the time of site plan(s) and final forest conservation plan(s), individual trees will be identified as satisfying afforestation, significant tree replacement, and minimum tree cover requirements. The location, species, and/or size of the trees will be specified as required by City regulations. Newly planted forest defined by square footage measurement will be considered for afforestation credit and minimum tree cover, but not be considered as credit toward significant tree replacement.

For the overall project Applicant shall provide a minimum of 51% of the required 4.67 acres of afforestation on site. The applicant may pay a fee in lieu, at the square footage rate in effect at the time of payment to the City, of up to 49% of the overall project' s required afforestation (2.29 acres) off-site.

Applicant may reduce the minimum tree coverage required to 10% of the net tract area of 31.10 acres, subject to dedication in fee simple of 5% of the tract area as deemed by the city as useable public parkland Planting within the 5% dedication area may also be used to be satisfy afforestation, significant tree replacement, and minimum tree cover requirements.

The total required number of significant tree replacement trees for the overall site is 268. A minimum of 112 trees will be planted on site as replacement trees for the existing significant trees The applicant may pay a fee in lieu, at the per tree rate in effect at the time of payment to the City, for up to 156 trees.

The afforestation, significant tree replacement, and minimum tree cover requirements, as outlined above, are based on the overall site. It is understood that multiple site plans and phased final forest conservation plans will be filed to implement the project and will identify whether on-site trees located within the boundaries of the site plan are to be considered significant replacement trees or trees used for afforestation credit. It is also understood that phased individual site plans may not stand on their own to satisfy the minimum and maximum requirements established for the overall site. These changes shall be shown on each phased final forest conservation plan. Fee in lieu payments may be phased with each site plan and final forest conservation plan, as defined in the PFCP approval letter included in this plan set.

OVERALL PLAN
1"=200'

PRELIMINARY FOREST CONSERVATION SUMMARY

Acreage of tract	31.10 ac	1,354,716 sf.
Acreage of tract remain in agricultural use	0.00 ac	0.00 sf.
Acreage of road and utility ROWs which will not be improved as part of the development application	0.00 ac	0.00 sf.
Acreage of stream valley buffer	0.80 ac	34,867 sf.
Acreage of 100-year floodplain	0.00 ac	0.00 sf.
Acreage of total existing forest	0.00 ac	0.00 sf.
Acreage of total forest retention	0.00 ac	0.00 sf.
Acreage of total forest cleared	0.00 ac	0.00 sf.
Acreage of afforestation	0.34ac	14,619 sf.

GENERAL NOTES:

1. GROSS TRACT AREA: 31.10 ACRES.
2. THE SUBJECT PROPERTY IS ZONED MXE AND LOCATED IN TAX MAPS FS562 & FS62.
3. THE SITE DRAINS TO THE WATTS BRANCH WATERSHED AND MUDDY BRANCH WATERSHED.
4. ON FLOOD INSURANCE RATE MAP NO. 24031C0331D, WITH A DATE OF IDENTIFICATION OF 9/29/2006, IN MONTGOMERY COUNTY, STATE OF MARYLAND. THERE IS NO 100-YEAR FLOODPLAIN ON THE PROPERTY.
5. A PERENNIAL STREAM DAYLIGHTS AT A STORM DRAIN OUTFALL ALONG THE EASTERN BOUNDARY OF THE SITE. THIS WAS OBSERVED ON FIELD INVESTIGATION AND SHOWN ON (HTTP://MDE.MARYLAND.GOV/PROGRAMS/WATER/TMDL/
6. PER U.S.FISH & WILDLIFE SERVICES' NATIONAL WETLANDS INVENTORY ON-LINE MAPPER (HTTP://WWW.FWS.GOV/WETLANDS/DATA/ MAPPER.HTML), MARYLAND'S ENVIRONMENTAL RESOURCES AND LAND INFORMATION NETWORK (MERLIN) (HTTP://WWW. MDMERLIN.NET/), AND FIELD VERIFICATION, THERE ARE NO WETLANDS OR THEIR ASSOCIATED BUFFERS LOCATED ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER OF THE NRI STUDY AREA. ACCESSED ON OCTOBER 22, 2021.
7. THE WILDLIFE AND HERITAGE DIVISION OF THE MD DNR HAS BEEN CONTACTED VIA LETTER ON 10/28/21 TO CONFIRM IF THERE ARE FEDERAL OR STATE RECORD OF RARE, THREATENED OR ENDANGERED SPECIES WITHIN THE NRI STUDY AREA. NO RARE, THREATENED OR ENDANGERED SPECIES WERE NOTED DURING THE FIELD WORK.
8. THERE ARE NO STATE/COUNTY CHAMPION TREES LOCATED ON-SITE.
9. THERE ARE NO EXISTING BUILDINGS WITHIN THE INVENTORY AREA IDENTIFIED IN THE CITY OF ROCKVILLE HISTORIC BUILDINGS CATALOGUE MAP. THE CITY OF ROCKVILLE ONLINE GIS DATA WAS ACCESSED ON OCTOBER 28, 2021.
10. FIELD WORK WAS CONDUCTED BY VIKA MARYLAND, LLC STAFF, DOUGLAS KOESER, RLA, ISA, ON OCTOBER 14, 2021.
11. NRI/FSD FTP2016-00013 (RECERTIFED) WAS APPROVED ON 5/12/2022.
12. EXISTING BUILDINGS ON THE PROPERTY PROPOSED FOR DEMOLITION ARE SUBJECT TO ZONING ORDINANCE SEC. 25. 07.02.4, HISTORIC REVIEW.
13. THIS PFCP WAS ORIGINALLY PREPARED BY SOLTESZ AND APPROVED BY THE CITY ON THIS DATE 4/24/2019.

CITY OF ROCKVILLE FOREST CONSERVATION WORKSHEET
SHADY GROVE INNOVATION DISTRICT (50554)

NET TRACT AREA:

A. Total tract area ...			31.10
B. Deductions (land dedication not in construction on this plan, other deductions - specify)			0.00
C. Net Tract Area .....=			31.10

LAND USE CATEGORY:

ZONING: Place a "1" under the column corresponding to the correct zone of the site Zone: (choose only one)	R-400, R-200	R-90, R-75, R-60, R-150	RMD10, RMD15, RMD25	I-L, I-H, RPR, RPC, MXT, MXC, MXNC, MXB, MXE, MXCD, MXTD, PD	Park
	0	0	0	1	0

D. Afforestation Threshold ...	15%	x C =	4.67
E. Conservation Threshold ...	15%	x C =	4.67

EXISTING FOREST COVER:

F. Existing forest cover (within net tract) (Existing easement).....=	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 .....=	4.67
R. Total planting requirement .....=	4.67

Community Planning & Development Services
Received
June 28, 2024

PLAN INDEX:

PFCP-1 COVER SHEET
PFCP-2 PRELIMINARY FOREST CONSERVATION PLAN
PFCP-3 PRELIMINARY FOREST CONSERVATION PLAN
PFCP-4 OVERALL TREE SUMMARY CHART
PFCP-5 PFCP APPROVAL SHEETS

PROFESSIONAL SEAL

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. CHANDA BEAUFORT LICENSE No. 3312
EXPIRATION DATE SEPT. 7, 2025

PREPARED FOR:
BXP SHADY GROVE
LOT 5 LLC
BXP SHADY GROVE
LOT 6 LLC
BXP SHADY GROVE
LOT 8 LLC
2200 PENNSYLVANIA AVENUE, NW
SUITE 200W
WASHINGTON DC, 20037
301-704-5447
CJ OVERLY
COVERLY@BXP.COM

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
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CONTACT
"MISS UTILITY"
AT
WWW.MISSUTILITY.NET
OR
1-800-257-7777
OR 811
AT LEAST 48 HOURS
PRIOR TO EXCAVATION

NOT FOR CONSTRUCTION

CASE NUMBER FTP2016-00013
APPROVED BY
CITY OF ROCKVILLE
PLANNING AND
DEVELOPMENT SERVICES
08/20/2024
DATE SIGNED
08/20/2024
DATE APPROVED
AS CORRECTED

NO.	DESCRIPTION OF REVISION	P.E. INITIAL	DATE	DPW	DATE

APPROVAL OF REVISIONS AFTER INTIAL PLAN APPROVAL

DESIGNED
DRAFTED
CHECKED

CITY OF
ROCKVILLE
111 MARYLAND AVE. ROCKVILLE, MARYLAND

PRELIMINARY FOREST CONSERVATION PLAN
COVER SHEET

SHADY GROVE INNOVATION DISTRICT
DANAC TECHNOLOGICAL PARK
Election District No. 4 City of Rockville, Maryland

DATE SUBMITTED: 03/XX/202X
SCALE
SHEET NO. 1 OF 5
FILE #

LAYOUT: PFCP-1, Plotted By: beaufort

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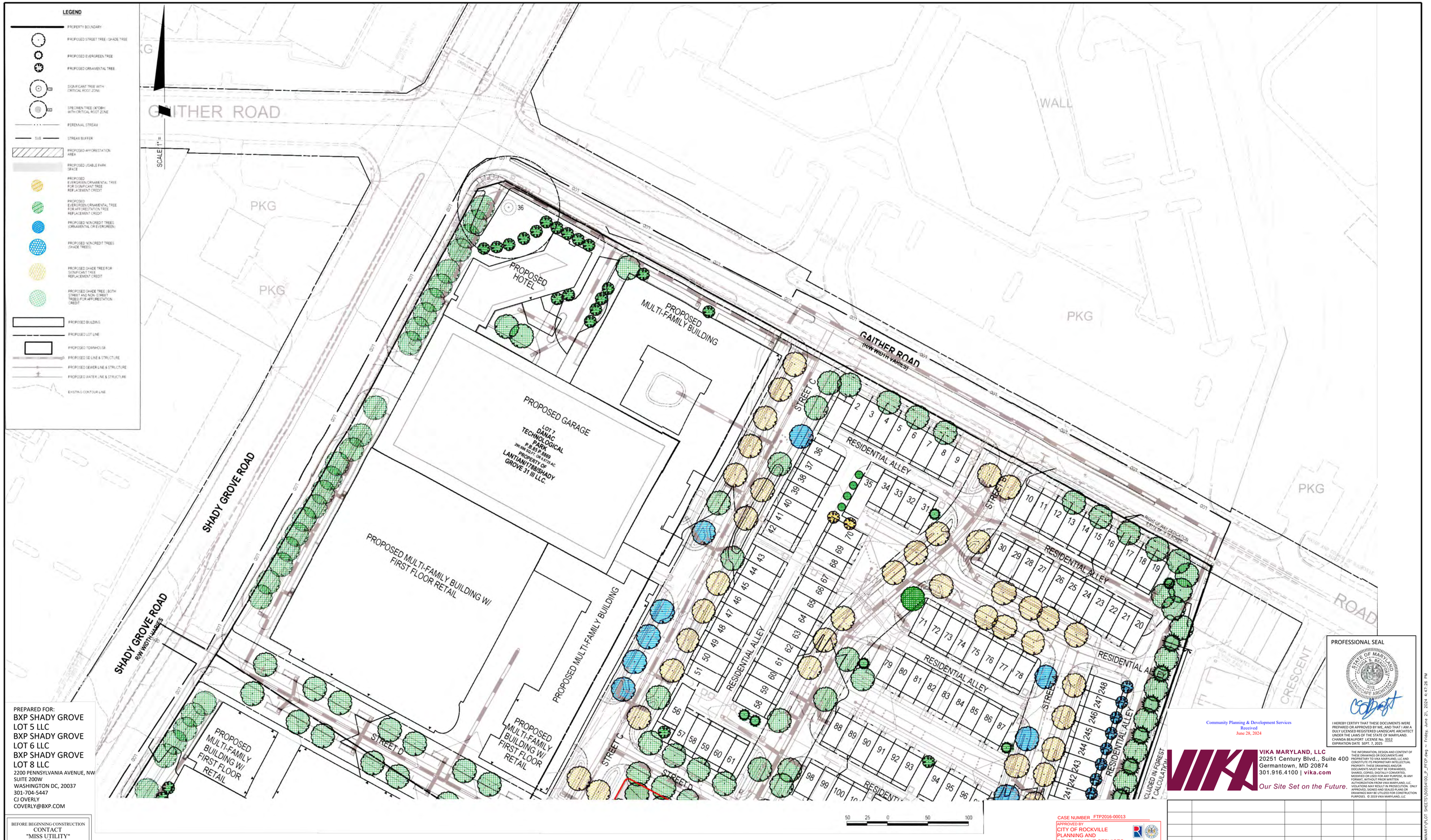

PREPARED FOR:
BXP SHADY GROVE LOT 5 LLC
BXP SHADY GROVE LOT 6 LLC
BXP SHADY GROVE LOT 8 LLC
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08/20/2024
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APPROVAL OF REVISIONS AFTER INTIAL PLAN APPROVAL

PROFESSIONAL SEAL
STATE OF MARYLAND
CHANDA BEAUFORT
No. 5312
REGISTERED LANDSCAPE ARCHITECT

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
CHANDA BEAUFORT LICENSE No. 5312
EXPIRATION DATE SEPT. 7, 2025

Community Planning & Development Services
Received
June 28, 2024

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CITY OF
ROCKVILLE
111 MARYLAND AVE. ROCKVILLE, MARYLAND

PRELIMINARY FOREST CONSERVATION PLAN

SHADY GROVE INNOVATION DISTRICT
DANAC TECHNOLOGICAL PARK
Election District No. 4 City of Rockville, Maryland

DATE SUBMITTED: 03/XX/202X
SCALE
SHEET NO. 2 OF 5
FILE #

LAYOUT: PFCP-2, Plotted By: stebbins
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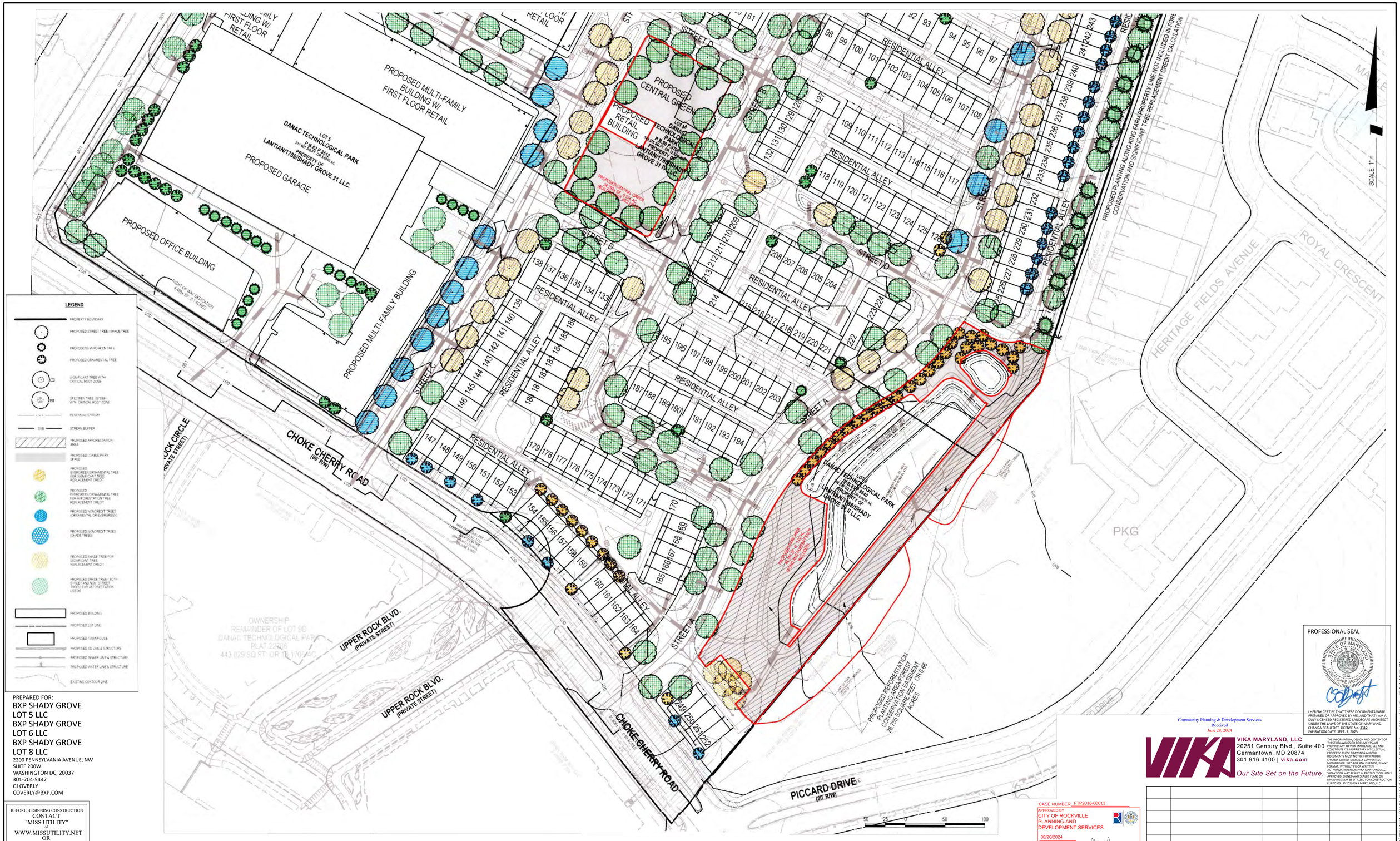

PREPARED FOR:
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LOT 6 LLC
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PROFESSIONAL SEAL
STATE OF MARYLAND
CHANDA BEAUFORT
3312
PROFESSIONAL LANDSCAPE ARCHITECT

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CASE NUMBER FTP2016-00013
APPROVED BY
CITY OF ROCKVILLE
PLANNING AND
DEVELOPMENT SERVICES
08/20/2024
DATE SIGNED
08/20/2024
DATE APPROVED
AS DIRECTED

NO.	DESCRIPTION OF REVISION	P.E. INITIAL	DATE	DPW	DATE

APPROVAL OF REVISIONS AFTER INTIAL PLAN APPROVAL

DESIGNED
DRAFTED
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CITY OF
ROCKVILLE
111 MARYLAND AVE. ROCKVILLE, MARYLAND

PRELIMINARY FOREST CONSERVATION PLAN

SHADY GROVE INNOVATION DISTRICT
DANAC TECHNOLOGICAL PARK
Election District No. 4 City of Rockville, Maryland

DATE SUBMITTED: 03/XX/202X
SCALE
SHEET NO. 3 OF 5
FILE #

LAYOUT: PFCP-3, Plotted By: stebbins
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TREE SUMMARY CHART

	COMMON NAME	BOTANICAL NAME	DBH	Area CRZ	CTLA %	COR CTLA %	Remarks	PREVIOUS FTP PLAN #	PREV.CREDIT	DISPOSITION	OWED	REPLACEMENT TREES REQD.	CREDIT TYPE	MAXIMUM CREDIT AMOUNT
LANDSCAPE SETTING >/= 12" DBH (NO EXISTING CREDIT) - LOT 5														
295	Willow Oak	Quercus phellos	27	5153	69					Remove		3	LG SHADE	N/A
296	Willow Oak	Quercus phellos	20	2827	53					Remove		2	LG SHADE	N/A
297	Willow Oak	Quercus phellos	30	6362	50					Remove		6	LG SHADE	N/A
299	White Pine	Pinus strobus	19	2552	69					Remove		2	LG EVG	N/A
300	White Pine	Pinus strobus	21	3117	75					Remove		2	LG EVG	N/A
304	White Pine	Pinus strobus	18	2290	81					Remove		1	LG SHADE	N/A
306	Japanese Maple	Acer palmatum	17	2043	72		MS. 7", 8", 13"			Remove		1	LG SHADE	N/A
307	European Beech	Fagus sylvatica	24	4072	25					Remove		2	LG SHADE	N/A
308	Willow Oak	Quercus phellos	22	3421	47					Remove		2	LG SHADE	N/A
309	Willow Oak	Quercus phellos	20	2827	66					Remove		2	LG SHADE	N/A
310	Willow Oak	Quercus phellos	15	1590	63					Remove		1	LG SHADE	N/A
311	Willow Oak	Quercus phellos	14	1385	50					Remove		1	LG SHADE	N/A
312	American Holly	Ilex opaca	17	2043	66					Remove		1	LG EVG	N/A
315	Sugar Maple	Acer saccharum	24	4072	78					Remove		2	LG SHADE	N/A
316	Willow Oak	Quercus phellos	35	8659	81					Remove		6	LG SHADE	N/A
317	Willow Oak	Quercus phellos	33	7698	78					Remove		6	LG SHADE	N/A
318	Crabapple	Malus sp.	13	1195	78					Remove		1	ORN	N/A
319	Crabapple	Malus sp.	12	1018	75					Remove		1	ORN	N/A
327	Willow Oak	Quercus phellos	40	11310	59					**Remove**		**6**	**LG SHADE**	**N/A**
330	Willow Oak	Quercus phellos	30	6362	50					Remove		6	LG SHADE	N/A
331	Willow Oak	Quercus phellos	30	6362	66					Remove		6	LG SHADE	N/A
332	Willow Oak	Quercus phellos	13	1195	53					Remove		1	LG SHADE	N/A
333	Willow Oak	Quercus phellos	14	1385	47					Remove		1	LG EVG	N/A
334	Prunus sp.	Prunus sp.	15	1590	66					Remove		1	ORN	N/A
376	White Pine	Pinus strobus	17	2043	72					Remove		1	LG EVG	N/A
378	White Pine	Pinus strobus	23	3739	81					Remove		2	LG SHADE	N/A
380	White Pine	Pinus strobus	18	2290	69					Remove		1	LG SHADE	N/A
381	White Pine	Pinus strobus	20	2827	63					Remove		2	LG SHADE	N/A
382	White Pine	Pinus strobus	15	1590	72					Remove		1	LG SHADE	N/A
384	White Pine	Pinus strobus	28	5542	72					Remove		3	LG SHADE	N/A
388	Saucer Magnolia	Magnolia x soulangiana	12	1018	69					Remove		1	LG SHADE	N/A
LANDSCAPE SETTING >/= 12" DBH (NO EXISTING CREDIT) - LOT 6											**subtotal**	**74**		
5	Black Gum	Nyssa sylvatica	16	1810	75					Remove		1	LG SHADE	N/A
6	Black Gum	Nyssa sylvatica	16	1810	75					Remove		1	LG SHADE	N/A
7	Red Maple	Acer rubrum	23	3739	81					Remove		2	LG SHADE	N/A
20	Red Maple	Acer rubrum	28	5542	69					Remove		3	LG SHADE	N/A
23	White Mulberry	Morus alba	13	1195	75					Remove		1	LG SHADE	N/A
131	White Mulberry	Morus alba	24	4072	81					Remove		2	LG SHADE	N/A
132	White Mulberry	Morus alba	16	1810	84					Remove		1	LG SHADE	N/A
158	Willow Oak	Quercus phellos	29	5945	88					Remove		3	LG SHADE	N/A
321	Kwanzan Cherry	Prunus serrulata 'Kwanzan'	18	2290	25					Remove		1	ORN	N/A
326	Willow Oak	Quercus phellos	37	9677	75					Remove		6	LG SHADE	N/A
329	Japanese Black Pine	Pinus thunbergii	29	5945	78					Remove		3	LG SHADE	N/A
335	Kwanzan Cherry	Prunus serrulata 'Kwanzan'	13	1195	38		MS. 3", 4", 4", 4", 4", 5", 5", 6"			Remove		1	LG SHADE	N/A
336	Hawtorn spp.	Crataegus spp.	12	1018	69		MS. 4", 5", 5", 6", 7"			Remove		1	LG SHADE	N/A
337	Hawtorn spp.	Crataegus spp.	14	1385	69		MS. 6", 7", 8", 8"			Remove		1	LG SHADE	N/A
338	Littleleaf Linden	Tilia cordata	26	4778	81					Remove		3	LG SHADE	N/A
342	Flowering dogwood	Cornus florida	15	1590	63					Remove		1	LG SHADE	N/A
343	Littleleaf Linden	Tilia cordata	51	18385	63					Remove		6	LG SHADE	N/A
344	Littleleaf Linden	Tilia cordata	27	5153	72		MS. 10", 12", 22"			Remove		3	LG SHADE	N/A
347	Japanese Maple	Acer palmatum	17	2043	84		MS. 5", 7", 7", 8", 10"			Remove		1	LG SHADE	N/A
348	Red Maple	Acer rubrum	15	1590	56					Remove		1	LG SHADE	N/A
385	Saucer Magnolia	Magnolia x soulangiana	14	1385	63		MS. 6", 6", 6", 7", 7"			Remove		1	LG SHADE	N/A
397	Flowering dogwood	Cornus florida	12	1018	66					Remove		1	ORN	N/A
LANDSCAPE SETTING >/= 12" DBH (NO EXISTING CREDIT) - LOT 7											**subtotal**	**44**		
36	Black Oak	Quercus velotina	45	14314	81					Save		0	LG SHADE	N/A
37	Black Walnut	Juglans nigra	26	4778	72					Remove		3	LG SHADE	N/A
40	Norway Spruce	Picea abies	17	2043	88					Remove		1	LG SHADE	N/A
42	Honeylocust	Gleditsia triacanthos	26	4778	81					Remove		3	LG SHADE	N/A
43	White Pine	Pinus strobus	29	5945	72					Remove		3	LG SHADE	N/A
44	White Pine	Pinus strobus	13	1195	81					Remove		1	LG EVG	N/A
194	Kwanzan Cherry	Prunus serrulata 'Kwanzan'	18	2290	63		MS. 12", 10", 8"			Remove		1	LG SHADE	N/A
195	Kwanzan Cherry	Prunus serrulata 'Kwanzan'	16	1810	50					Remove		1	LG SHADE	N/A
196	Kwanzan Cherry	Prunus serrulata 'Kwanzan'	16	1810	53		MS. 13", 9"			Remove		1	LG SHADE	N/A
252	Norway Spruce	Picea abies	18	2290	88					Remove		1	LG SHADE	N/A
253	Norway Spruce	Picea abies	16	1810	84					Remove		1	LG SHADE	N/A
255	White Oak	Quercus alba	34	8171	88					Remove		6	LG SHADE	N/A
256	White Oak	Quercus alba	43	13070	78					Remove		6	LG SHADE	N/A
257	Black Oak	Quercus velotina	36	9161	78					Remove		6	LG SHADE	N/A
258	Norway Spruce	Picea abies	18	2290	72					Remove		1	LG EVG	N/A
259	Norway Spruce	Picea abies	18	2290	81					Remove		1	LG SHADE	N/A
260	Norway Spruce	Picea abies	21	3117	72					Remove		2	LG SHADE	N/A
263	Red Oak	Quercus rubra	23	3739	84					Remove		2	LG SHADE	N/A
264	Red Oak	Quercus rubra	23	3739	63					Remove		2	LG SHADE	N/A
265	Red Oak	Quercus rubra	15	1590	78					Remove		1	LG SHADE	N/A
266	Norway Spruce	Picea abies	18	2290	78					Remove		1	LG SHADE	N/A
267	Norway Spruce	Picea abies	14	1385	81					Remove		1	LG SHADE	N/A
268	Norway Spruce	Picea abies	18	2290	81					Remove		1	LG SHADE	N/A
272	Norway Spruce	Picea abies	13	1195	75					Remove		1	LG SHADE	N/A
273	Norway Spruce	Picea abies	18	2290	84					Remove		1	LG SHADE	N/A
275	Norway Spruce	Picea abies	14	1385	84					Remove		1	LG SHADE	N/A
276	Norway Spruce	Picea abies	14	1385	78					Remove		1	LG SHADE	N/A
277	Kwanzan Cherry	Prunus serrulata 'Kwanzan'	19	2552	50		MS. 12", 11", 9"			Remove		2	LG SHADE	N/A
278	Kwanzan Cherry	Prunus serrulata 'Kwanzan'	17	2043	47		MS. 12", 9", 7"			Remove		1	LG SHADE	N/A
279	Black Gum	Nyssa sylvatica	45	14314	75					Remove		6	LG SHADE	N/A
280	Kwanzan Cherry	Prunus serrulata 'Kwanzan'	16	1810	59		MS. 12", 10"			Remove		1	LG SHADE	N/A
281	Kwanzan Cherry	Prunus serrulata 'Kwanzan'	14	1385	56		MS. 11", 8"			Remove		1	LG SHADE	N/A
282	Kwanzan Cherry	Prunus serrulata 'Kwanzan'	13	1195	56		MS. 9", 8", 6"			Remove		1	LG SHADE	N/A
283	Norway Spruce	Picea abies	18	2290	85					Remove		1	LG SHADE	N/A
284	Norway Spruce	Picea abies	15	1590	81					Remove		1	LG SHADE	N/A
285	Norway Spruce	Picea abies	19	2552	84					Remove		2	LG SHADE	N/A
286	Norway Spruce	Picea abies	19	2552	84					Remove		2	LG SHADE	N/A
288	Norway Spruce	Picea abies	13	1195	72					Remove		1	LG EVG	N/A
294	Flowering dogwood	Cornus florida	12	1018	63		MS. 6", 7", 6"			Remove		1	LG SHADE	N/A
358	Red Maple	Acer rubrum	20	2827	72					Remove		2	LG SHADE	N/A
363	Burford Holly	Ilex cornuta 'Burodii'	14	1385	75		MS. 12", 8"			Remove		1	LG SHADE	N/A
364	Kwanzan Cherry	Prunus serrulata 'Kwanzan'	21	3117	81					Remove		2	LG SHADE	N/A
365	Kwanzan Cherry	Prunus serrulata 'Kwanzan'	15	1590	78					Remove		1	LG SHADE	N/A
366	Kwanzan Cherry	Prunus serrulata 'Kwanzan'	21	3117	69					Remove		2	LG SHADE	N/A
368	White Pine	Pinus strobus	26	4778	88					Remove		3	LG SHADE	N/A
370	White Pine	Pinus strobus	16	1810	88					Remove		1	LG SHADE	N/A
374	White Pine	Pinus strobus	23	3739	88					Remove		2	LG SHADE	N/A
389	Red Maple	Acer rubrum	18	2290	72					Remove		1	LG SHADE	N/A
390	Norway Spruce	Picea abies	13	1195	88					Remove		1	LG SHADE	N/A
684	Red Oak	Quercus rubra	13	1195	84					Remove		1	LG SHADE	N/A
685	American Holly	Ilex opaca	18	2290	69					Remove		1	LG EVG	N/A

LANDSCAPE SETTING >/= 12" DBH (NO EXISTING CREDIT) - LOT 8												**subtotal**	**88**	
15	Black Walnut	Juglans nigra	13	1195	66					Remove		1	LG SHADE	N/A
26	Green Ash	Fraxinus pennsylvanica	21	3117	53					Remove		2	LG SHADE	N/A
53	Japanese Black Pine	Pinus thunbergii	16	1810	88					Remove		1	LG SHADE	N/A
55	Japanese Black Pine	Pinus thunbergii	15	1590	91					Remove		1	LG SHADE	N/A
56	Japanese Black Pine	Pinus thunbergii	15	1590	91					Remove		1	LG SHADE	N/A
57	Japanese Black Pine	Pinus thunbergii	16	1810	88					Remove		1	LG SHADE	N/A
79	Black Walnut	Juglans nigra	16	1810	81					Remove		1	LG SHADE	N/A
80	Norway Spruce	Picea abies	20	2827	84					Remove		2	LG EVG	N/A
81	Honeylocust	Gleditsia triacanthos	13	1195	72					Remove		1	LG SHADE	N/A
84	Red Maple	Acer rubrum	18	2290	66					Remove		1	LG SHADE	N/A
87	Red Maple	Acer rubrum	13	1195	69					Remove		1	LG SHADE	N/A
88	Red Maple	Acer rubrum	18	2290	72					Remove		1	LG SHADE	N/A
89	Red Maple	Acer rubrum	13	1195	75					Remove		1	LG SHADE	N/A
90	Red Maple	Acer rubrum	12	1018	81					Remove		1	LG SHADE	N/A
92	Red Maple	Acer rubrum	18	2290	66					Remove		1	LG SHADE	N/A
93	Red Maple	Acer rubrum	17	2043	81					Remove		1	LG SHADE	N/A
95	Eastern arborvitae	Thuja occidentalis	14	1385	66					Remove		1	LG SHADE	N/A
96	Eastern arborvitae	Thuja occidentalis	13	1195	72					Remove		1	LG SHADE	N/A
134	American Holly	Ilex opaca	12	1018	88					Remove		1	LG SHADE	N/A
135	Honeylocust	Gleditsia triacanthos	21	3117	66					Remove		2	LG SHADE	N/A
139	Red Maple	Acer rubrum	16	1810	66					Remove		1	LG SHADE	N/A
148	Red Maple	Acer rubrum	13	1195	66					Remove		1	LG SHADE	N/A
149	Red Maple	Acer rubrum	17	2043	72					Remove		1	LG SHADE	N/A
151	Red Maple	Acer rubrum	19	2552	81					Remove		2	LG SHADE	N/A
152	Red Maple	Acer rubrum	18	2290	63					Remove		1	LG SHADE	N/A
155	Basswood	Tila americana	30	6362	61					Remove		6	LG SHADE	N/A
156	Green Ash	Fraxinus pennsylvanica	22	3421	10					Remove		2	LG SHADE	N/A
157	Red Maple	Acer rubrum	18	2290	72					Remove		1	LG SHADE	N/A
164	Red Maple	Acer rubrum	16	1810	81					Remove		1	LG SHADE	N/A
166	Eastern arborvitae	Thuja occidentalis	17	2043	84					Remove		1	LG SHADE	N/A
167	Southern Magnolia	Magnolia grandiflora	15	1590	75					Remove		1	LG SHADE	N/A
168	Southern Magnolia	Magnolia grandiflora	14	1385	84					Remove		1	LG SHADE	N/A
170	Red Maple	Acer rubrum	12	1018	17					Remove		1	LG SHADE	N/A
171	Red Maple	Acer rubrum	14	1385	75					Remove		1	LG SHADE	N/A
172	Southern Magnolia	Magnolia grandiflora	13	1195	75					Remove		1	LG SHADE	N/A
173	Red Maple	Acer rubrum	14	1385	66					Remove		1	LG SHADE	N/A
175	Red Maple	Acer rubrum	12	1018	53					Remove		1	LG SHADE	N/A
176	Red Maple	Acer rubrum	13	1195	69					Remove		1	LG SHADE	N/A
177	Southern Magnolia	Magnolia grandiflora	14	1385	94					Remove		1	LG SHADE	N/A
178	Southern Magnolia	Magnolia grandiflora	15	1590	91					Remove		1	LG SHADE	N/A
179	Red Maple	Acer rubrum	16	1810	50					Remove		1	LG SHADE	N/A
181	Red Maple	Acer rubrum	14	1385	63					Remove		1	LG SHADE	N/A
185	Red Maple	Acer rubrum	15	1590	75					Remove		1	LG SHADE	N/A
186	Red Maple	Acer rubrum	13	1195	56					Remove		1	LG SHADE	N/A
188	Southern Magnolia	Magnolia grandiflora	13	1195	69					Remove		1	LG SHADE	N/A
189	Southern Magnolia	Magnolia grandiflora	15	1590	72					Remove		1	LG SHADE	N/A
197	Red Maple	Acer rubrum	22	3421	69					Remove		2	LG SHADE	N/A
198	Red Maple	Acer rubrum	20	2827	70					Remove		2	LG SHADE	N/A
199	Red Maple	Acer rubrum	15	1590	78					Remove		1	LG SHADE	N/A
200	Red Maple	Acer rubrum	16	1810	81					Remove		1	LG SHADE	N/A
398	Southern Magnolia	Magnolia grandiflora	13	1195	66					Remove		1	LG EVG	N/A
											subtotal	**62**		
											Total	**768**		**0**
STREET TREES														
38	Kwanzan Cherry	Prunus serrulata 'Kwanzan'	22	3421	78									
45	Kwanzan Cherry	Prunus serrulata 'Kwanzan'	15	1590	53									
254	Red Maple	Acer rubrum	17	2043	61									
261	Red Maple	Acer rubrum	17	2043	61									
262	Red Maple	Acer rubrum	10	707	59									
298	Red Maple	Acer rubrum	16	1810	63									
303	Red Maple	Acer rubrum	17	2043	66									
334	Kwanzan Cherry	Prunus serrulata 'Kwanzan'	21	3117	75		MS. 8", 10", 11", 12"							
1023	Kwanzan Cherry	Prunus serrulata 'Kwanzan'	19	2552	75		MS. 15", 11"							
1025	Acer sp.	Acer sp.	3	82	59									
1026	Acer sp.	Acer sp.	3	82	63									
1027	Acer sp.	Acer sp.	4	131	72									
1028	Acer sp.	Acer sp.	4	87	75									
1029	Acer sp.	Acer sp.	3	44	66									
1031	Acer sp.	Acer sp.	5	156	59									
1032	Acer sp.	Acer sp.	3	64	53									
1033	Acer sp.	Acer sp.	4	137	66									
1034	Acer sp.	Acer sp.	5	177	56									
1035	Acer sp.	Acer sp.	3	64	53									
1036	Acer sp.	Acer sp.	4	113	66									
1037	Prunus sp.	Prunus sp.	5	177	69		MS. 1.5", 2", 4.5", 5.7"							
1038	Prunus sp.	Prunus sp.	4	113	75		MS. 2.6", 3.5", 3.5"							
1039	Prunus sp.	Prunus sp.	4	113	72		MS. 1.5", 2", 3", 3.5"							
1040	Prunus sp.	Prunus sp.	4	113	75		MS. 3", 3.5", 4"							
1041	Prunus sp.	Prunus sp.	5	177	81		MS. 2.5", 3"							
1042	Prunus sp.	Prunus sp.	1	7	91									
1043	Prunus sp.	Prunus sp.	4	113	84		MS. 1", 2", 2.5" 3", 4"							
1044	Prunus sp.	Prunus sp.	2	28	91									
1045	Prunus sp.	Prunus sp.	2	28	94									
1046	Prunus sp.	Prunus sp.	11	794	69									
1047	Prunus sp.	Prunus sp.	7	366	75									
1048	Prunus sp.	Prunus sp.	4	113	53									
1049	Prunus sp.	Prunus sp.	5	177	63		MS. 1.5", 1.5", 2", 2", 2"							
1050	Prunus sp.	Prunus sp.	10	707	66		Some suckering. MS. 1", 2", 2", 3", 5", 5"							
1051	Prunus sp.	Prunus sp.		0										
1052	Acer sp.	Acer sp.	3	64	44		Could be dead.							
1053	Acer sp.	Acer sp.	4	113	66		Too much mulch.							
												0		
OFF-SITE TREES														
8	Red Maple	Acer rubrum	17	2043	84									
9	White Mulberry	Morus alba	13	1195	88									
24	White Mulberry	Morus alba	13	1195	81									
686	Red Maple	Acer rubrum	36	9161	69		Exposed roots. Two large leaders but trunk looks secure.							

PREPARED FOR:
BXP SHADY GROVE LOT 5 LLC
BXP SHADY GROVE LOT 6 LLC
BXP SHADY GROVE LOT 8 LLC
2200 PENNSYLVANIA AVENUE, NW
SUITE 200W
WASHINGTON DC, 20037
301-704-5447
CJ OVERLY
COVERLY@BXP.COM

BEFORE BEGINNING CONSTRUCTION
CONTACT
"MISS UTILITY"
AT
WWW.MISSUTILITY.NET
OR
1-800-257-7777
OR 811
AT LEAST 48 HOURS
PRIOR TO EXCAVATION

NOT FOR CONSTRUCTION

Community Planning & Development Services
Received
June 28, 2024

PROFESSIONAL SEAL
STATE OF MARYLAND — CHANDA BEAUFORT — No. 19312 — REGISTERED LANDSCAPE ARCHITECT — 2025
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
CHANDA BEAUFORT LICENSE No. 19312
EXPIRATION DATE SEPT. 7, 2025

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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CASE NUMBER FTP2016-00013
APPROVED BY
CITY OF ROCKVILLE
PLANNING AND
DEVELOPMENT SERVICES
08/20/2024
DATE SIGNED
08/20/2024
DATE APPROVED
AS DIRECTED

NO.	DESCRIPTION OF REVISION	P.E. INITIAL	DATE	DPW	DATE

APPROVAL OF REVISIONS AFTER INTIAL PLAN APPROVAL

DESIGNED
DRAFTED
CHECKED

CITY OF
ROCKVILLE
111 MARYLAND AVE. ROCKVILLE, MARYLAND

PRELIMINARY FOREST CONSERVATION PLAN
OVERALL TREE SUMMARY CHART

SHADY GROVE INNOVATION DISTRICT
DANAC TECHNOLOGICAL PARK
Election District No. 4 City of Rockville, Maryland

DATE SUBMITTED: 03/XX/202X
SCALE
SHEET NO. 4 OF 5
FILE #

LAYOUT: PFCP--4, Plotted By: beaufort
C:\500\1-51000\50854\CAD\OVERALL\PRELIMINARY\PLOT SHEETS\50854100_P_PFCP.dwg -- Thursday, June 27, 2024 6:14:17 PM

APPROVALS

PREPARED FOR:
BXP SHADY GROVE
LOT 5 LLC
BXP SHADY GROVE
LOT 6 LLC
BXP SHADY GROVE
LOT 8 LLC
2200 PENNSYLVANIA AVENUE, NW
SUITE 200W
WASHINGTON DC, 20037
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AT LEAST 48 HOURS
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PROFESSIONAL SEAL

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
CHANDA BEAUFORT LICENSE No. 3312
EXPIRATION DATE SEPT. 7, 2025

Community Planning & Development Services
Received
June 28, 2024

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
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NO.	DESCRIPTION OF REVISION	P.E. INITIAL	DATE	DPW	DATE

APPROVAL OF REVISIONS AFTER INTIAL PLAN APPROVAL

DESIGNED
DRAFTED
CHECKED

CITY OF
ROCKVILLE
111 MARYLAND AVE. ROCKVILLE, MARYLAND

PRELIMINARY FOREST CONSERVATION PLAN

APPROVALS

SHADY GROVE INNOVATION DISTRICT
DANAC TECHNOLOGICAL PARK
Election District No. 4 City of Rockville, Maryland

DATE SUBMITTED:
03/XX/202X

SCALE

SHEET
NO. 5
OF 5

FILE #

LAYOUT: PFCP-5, Plotted By: stebbins

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July 23, 2025

BXP Inc.
c/o CJ Overly
2200 Pennsylvania Ave. NW, Suite 200 W
Washington, DC 20037

Re: Amended Letter of Findings #2, WSSC Project No. DA6736Z19, Shady Grove Innovation Center (Shady Grove Neighborhood Center – Amended Letter of Findings #1)

Dear Mr. Overly:

The amended letter of findings #1 for the Shady Grove Innovation Center project has been amended per your request. This amendment supersedes any previous letter of findings/amended letter of findings. The following changes have been approved:

- change in ownership from Grove Rockville 31, I, III, IV, LLC to BXP Inc.
- change in number of units or type of development,
- change in construction sequence,
- change in water and sewer main alignments,
- change in number or configuration of parts of the project,

Please refer to the updated 100'-scale sketch enclosed along with the summary table and an all-inclusive list of project conditions provided below:

HYDRAULIC SUMMARY TABLE	
Proposed Development: 280 THs, 360 Apts, 550,000 SF Lab/Office and 2,100 SF Retail	
200-ft Sheet: 221NW09	
SEWER	**WATER**
WRRF Service Area: Blue Plains	Hydraulic Zone Group: Montgomery High
Mini-Basin Number: 13-016 and 16-993	Pressure Zone: 660A
	High Grade: 685 feet
	Low Grade: 625 feet

The following is a list of conditions that apply to this project and must be met before a Systems Extension Permit (SEP) will be issued.

SPECIAL CIRCUMSTANCES

The Memorandum of Understanding (MOU) between WSSC Water and City of Rockville for the King Farm Sewage Pumping Station (KFSPS) is required to be revised to formally establish certain terms and conditions related to the expanded service area for the KFSPS and to their joint responsibilities under current agreements including allocated capacity in Piccard Drive sewer to WSSC. Revision of the current MOU must be completed before the issuance of System Extension Permit (SEP).

The Phase II conducted by ECS identified the presence of VOC's, TPH-GRO and TPH-DRO (petroleum products) in several of the subsurface samples. Because the presence of these chemicals, we recommend use of nitrile gaskets and flowable fill around last sections of pipe that extend to existing w/s lines to prevent chemical breakdown and permeation. Flowable fill will prevent the migration of vapors along existing lines.

PROPERTY WILL BE ASSESSED

If a connection to an existing WSSC-built main line is made, a front-foot-benefit assessment and any deferred connection costs will be levied against the property served. A yearly charge will appear on your county property tax bill for a set period -- currently 30 years. For details contact the Property Assessment Unit on 301-206-8032.

PAY ABANDONMENT/RELOCATION COSTS

The development will necessitate the replacement and abandonment of existing WSSC facilities. All abandonment should be completed, and easements should be released before starting the new developments (see comments on the sketch in red). Such work and related expenses will be the responsibility of the applicant. The applicant must take all necessary and appropriate steps to ensure continuous and uninterrupted service to existing WSSC customers.

WSSC requires construction of a new 16" water main in Gaither Road. This should be installed in line and grade that would replace existing 16-inch water and aligned the existing 16-inch & 12-inch water main (see comments on sketch in red). Water service to this project is dependent on the existing 16" water main to be in service at all times.

ABANDONMENT OF EXISTING WSSC EASEMENT REQUIRED

This project proposes to construct buildings over existing WSSC easement where existing water or sewer mains were removed. Abandon all existing WSSC water and sewer, Service Connections and all WSSC easements before starting any development. Service cannot be provided until the existing WSSC easement has been abandoned and released. Easement release/abandonment will not be reviewed or processed while a main is still providing service. A fee applies to each abandonment. Applicant must request an easement release package for process to take place prior to BCR.

MANDATORY REFERRAL PROCESS

This project may be subject to the Maryland-National Capital Park and Planning Commission's Mandatory Referral Program, depending on its planned water / sewer

infrastructures and associated appurtenances. It is the Applicant's responsibility to contact the appropriate County's Department of Park and Planning for specific guidance and their standards for Mandatory Referral Review. During Phase 2 Design Review, WSSC must be notified, if the project is subject to the Mandatory Referral Process.

COORDINATE WITH CITY OF ROCKVILLE

Providing sewer service to this property will require coordination with the City of Rockville – including: 1) changes to the King Farm Sewage Pumping Station Memorandum of Understanding, dated September 26, 2018, and 2) coordination with sewer design and construction. The portion of the sewer that is to be the City of Rockville's must be designed and built as a separate part, reviewed, and approved by both WSSC and the City of Rockville. Please see HPA sketch sheet#2 for limits of WSSC and City of Rockville sewers. The sewer mains in Piccard Drive and W. Gude Drive (downstream from Redland Blvd) will be inspected and maintained by City of Rockville.

SUBMIT SHEETING AND SHORING PLAN

Submit an Excavation Support System Plan (ESS) to WSSC for review if your project involves subsurface features such as an underground parking garage or a deep excavation which will require tiebacks in the area of existing or proposed WSSC mains. This ESS Plan must be submitted as a Non-DR Plan to WSSC. No work should be done in the vicinity of WSSC mains until the ESS Plans have been reviewed by WSSC.

BLASTING PERMIT

If blasting is proposed within 200 feet of WSSC buried infrastructure, WSSC notification is required per COMAR 29.06.01.10. B (2) at the time of the County's Development Review Committee (DRC) process. This Blasting Plan must be submitted as a Non-DR Plan to WSSC. No blasting work should be done within 200 feet of WSSC mains until the Blasting Plans have been reviewed by WSSC.

SANITARY SEWER CONDITIONS

SEWER AVAILABLE

An existing sanitary sewer is available to provide service to the proposed Lab/Office building in Part 5, Phase A of this project. Sanitary sewer service may be obtained by constructing service connections without a public extension. Each property connecting to the existing lines will be assessed at the rate prevailing at the time of the main's construction (see "PROPERTY WILL BE ASSESSED" above).

REQUIRED SANITARY SEWER MAIN SIZES

Design flow for gravity sewers having capacity greater than an 8-inch sewer at minimum slope are shown on the attached sketch and table below. All other sewers shall be 8-inch in diameter.

The table shows the design flow required for the segments indicated on the sketch. Refer to the latest approved WSSC Pipeline Design Manual for the list of standard maximum sewer sizes at allowable minimum slopes.

Segment	Design Flow (mgd)	Segment	Design Flow (mgd)
AB	0.92 mgd	EF	1.23 mgd
BC	0.94 mgd	FG	1.26 mgd
CD	1.07 mgd	GH	1.26 mgd
DE	1.19 mgd	HI	1.302 mgd

SEWER SERVICE DEPENDENCY

It is the applicant's responsibility to meet all downstream sewer dependencies for each development part prior to release of the part. All downstream sewers must be Released for Service (RFS) prior to issuance of the RFS for the subject part (WSSC contract).

REPLACEMENT/RELIEF OF SEWER MAIN REQUIRED

As shown on the attached sketch, replacement of a downstream sewer between ex. manhole # 16-993-281U located at the crossings of King Farm Blvd and Piccard Drive and downstream manhole # 16-993-283M located in Piccard Drive is necessary to provide sanitary sewer service for Part 5, Phase C, and Part 7 (all Phases) of your property. Design flow for the replacement sewer is 1.260 mgd. The design flow for sewer downstream of ex. MH 16-993-283M (section HI see approved HPA sketch #2) is 1.302 mgd (see table above). All downstream sewers from proposed MH I (labeled on approved HPA sketch #2) should be designed using WSSC flows plus any flows (existing and proposed) from City's jurisdiction. Provide continually increasing sewer pipe sizes running downstream. Sewer sizes must meet the requirements outlined in the latest approved WSSC Pipeline Design Manual. The cost for this work will be borne by the applicant.

EXTRA-DEPTH SEWER

Due to the grade of the street, it will be necessary to construct extra-deep sewer ranging from 10 to 23 feet. See the latest approved WSSC Pipeline Design Manual, Section C-2.2, for easement width requirements for deep sewers. Any pipe deeper than 20 feet (trench bottom) will require a special design that takes into consideration future maintenance of the deep sewer.

SHALLOW-DEPTH SEWER

A minimum cover of 3 feet must be maintained over the sanitary sewer.

ENVIRONMENTAL IMPACTS

The proposed sewer main outfall will impact steep slopes. The alignment may need adjustment during the design stage.

SHOW MINIBASIN BOUNDARY ON DESIGN PLANS
This project will be served by more than one sewer system minibasin. Design plans that encompass more than 1 minibasin should indicate the boundary as shown on the attached sketch.

SERVICE DEPENDENT ON OFF SITE CONSTRUCTION
Since this project will be dependent on an ***offsite*** system improvement, the following table provides information on which parts are dependent on the system improvement being constructed and released for service:

Part	Is Dependent On	Part	Is Dependent On
5 - Phase C	Part 6	7 - All Phases	Part 6

WATER MAIN EXTENSION CONDITIONS

LARGE DIAMETER WATER MAINS IN THE VICINITY
There is a 16-inch diameter water main located in the vicinity of this project. WSSC records indicate that the pipe material is Cast Iron (CI).

Prior to submittal of Phase 2 System Integrity review, it is the applicant's responsibility to test pit the line and determine its exact horizontal and vertical location as well as to verify the type of pipe material. ***The applicant's engineer is responsible for coordinating with WSSC for monitoring and inspecting test pits for this project.*** Results of the test pit findings must be accurately depicted on ALL Phase 2 plan submittals and support documents.

Please refer to the latest approved WSSC Pipeline Design Manual, Part 3, Section 11, Loading Analysis, for additional general information and guidance.

WATER AVAILABLE
An existing water main is available to provide service to the proposed Lab/Office building in Part 5, Phase A of this project. Water service may be obtained by constructing service connections without a public extension. Each property connecting to the existing lines will be assessed at the rate prevailing at the time of the main's construction (see "PROPERTY WILL BE ASSESSED" above).

REQUIRED WATER MAIN SIZES
The diameters of the proposed mains, **4, 8, 10 and 16 inches**, are shown on the attached sketch.

ISOLATION VALVES
Provide enough isolation valves on new mains to provide redundancy. Isolation valves are required on existing public mains when a proposed main connects to an existing public

main. See the sketch for preliminary locations of isolation valves. Keep valves *Open*. Numbers and exact location of valves will be determined during the Design phase.

CAPITAL IMPROVEMENT PROGRAM (CIP)

The proposed 600-foot replacement of 16-inch water main does not meet the criteria for "major project" since it 1) is less than 2,000 feet, 2) provides only local service, and 3) is built to avoid unnecessary and uneconomical duplication when a major project is constructed. Therefore, it is not necessary to include this main in the WSSC's Capital Improvement Program (CIP) before construction begins.

REPLACEMENT OF EXISTING MAINS REQUIRED

Water service is dependent on replacement of the existing area water mains in Gaither Road. The cost for this work will be borne by the applicant.

EXCESSIVE WATER PRESSURE

Pressure reducing valve/regulator may be required. Static pressure may exceed 80 psi below an elevation of 500 feet.

OUTSIDE METERS

WSSC prefers outside meters, however indoor meters may be allowed under certain conditions. See WSSC Plumbing and Fuel Gas Code Section 112.5.2.

SERVICE DEPENDENT ON OTHER CONSTRUCTION

Since this project will be built in separate parts, the following table provides information on which parts are dependent on the other parts being constructed and released for service:

Water Dependency Chart			
Part	**Is Dependent On**	**Part**	**Is Dependent On**
1	None	4	None
2	None	5 Phases B & C	Part 3
3	None	7 All Phases	Part 3

EASEMENT CONDITIONS

GENERAL

WSSC easements must be free and clear of other utilities, including storm drain systems, ESD devices, gas, electric, telephone, CATV, etc., with the exception of allowed crossings designed in accordance with the latest approved WSSC Pipeline Design Manual. Landscaping and Hardscaping are also not allowed without approval. Under certain conditions (and by special request) the items listed above may be permitted within the WSSC easement. However, this will be evaluated on a case-by-case basis and if allowed,

will require execution of a special agreement and/or Hold Harmless Agreement between WSSC and the developer.

PRIVATE STREET & ALLEY EASEMENT REQUIREMENTS

Service mains proposed for this project are in roadways that are or may be private. Private water and sewer mains are preferred in private streets and alleys. If the applicant desires public water and sewer mains in these private streets and alleys, then the following criteria must be met:

- All separation requirements in the latest approved WSSC Pipeline Design Manual (PDM) must be met. WSSC
- A 10-foot Public Utility Easements (PUE) shall be provided on both sides of the private street and/or alley or space within the private street will be provided to assure PDM separations are met and limiting utility crossings of the WSSC water and sewer lines.
- Blanket easements for other utilities (gas, electric, telephone, CATV, fiber optic, etc.) within the private street and/or alley parcel will not be allowed. The HOA documents shall not provide for a blanket easement across and under a private street and/or alley parcel.
- Dry utilities are to be in the PUE or as described above. No dry utilities are to be placed within the WSSC easement for public water and sewer except to cross perpendicular to the public water and sewer mains.
- The storm drain system located in a private street and/or alley containing public water and sewer mains shall also be public and maintained by the County.

COORDINATION WITH OTHER BURIED UTILITIES

Refer to the latest approved WSSC Pipeline Design Manual, pages G-7 and G-8 for utility coordination requirements. No structures or utilities (manholes, vaults, pipelines, poles, conduits, etc.) are permitted in the WSSC easement unless specifically approved by WSSC. Longitudinal occupancy of WSSC easements (by other utilities) is not permitted. Proposed utility crossings of WSSC pipelines or easements that do not adhere to WSSC's pipeline crossing and clearance standards will be rejected at the design plan review phase. Refer to the latest approved WSSC Pipeline Design Manual, Section 3. Failure to adhere to WSSC crossing and clearance standards may result in significant impacts to the development plan including impacts to proposed street and building layouts.

The applicant must provide a separate "Utility Plan" to ensure that all existing and proposed site utilities have been properly coordinated with existing and proposed WSSC facilities and easements. Upon completion of the site construction, any utilities that are found to be located within WSSC's easements (or in conflict with WSSC pipelines) must be removed and relocated at the applicant's expense.

IMPACTS DUE TO GRADING / PIPE LOADING CHANGES

Any grading, change in pipe loading (including but not limited to proposed fill or excavation), adjustment to manhole rims, fire hydrant relocations, placement of access roads or temporary haul roads, temporary sediment control devices, paving construction or

construction related activity of any kind over an existing WSSC water or sewer main or within an existing WSSC easement requires **advance approval** by WSSC. Any proposed public street grade establishment plan (GEP) with an existing WSSC water or sewer main of any size located within the existing or proposed public street easement requires WSSC approval directly on the original GEP **prior to** approval of the GEP by the County Department of Public Works and Transportation. Any work (design, inspection, repair, adjustment, relocation, or abandonment) of existing WSSC facilities is done at the sole expense of the applicant / builder / developer. For Relocations work associated with a Systems Extension Project or a Site Utility Project, contact the Development Services Division. Please arrange for this review before plan submittal. See WSSC Design Manual C-11.

PROVIDE FREE EASEMENT TO WSSC

WSSC Easements for water and sewer line placement must be provided at no cost to the WSSC. The Applicant shall execute and deliver on-property and off-site WSSC easements prior to permit issuance in accordance with the Development Services Code, which shall constitute an irrevocable offer by the Applicant to convey all on-property easements to WSSC. On-property easements for Site Utility plans shall executed and delivered prior to plan approval.

PROVIDE ADDITIONAL EASEMENT TO WSSC

Additional easement in Gaither Rd may be required to adequately maintain WSSC water mains. The additional easement must be provided at no cost to WSSC.

OFF-PROPERTY EASEMENTS MAY BE REQUIRED

The proposed sewer main extensions in City of Rockville may require the acquisition of easements from other property owners. It is the Applicant's responsibility to obtain these easements.

ADHERE TO MINIMUM EASEMENT WIDTHS

The minimum easement width for a normal (14 inches diameter or less) extension, either water or sewer, installed at normal depth is 20 feet. A minimum easement width of 30 feet is required when both normal-diameter water and gravity sewer lines are installed in the same easement at normal depth. Installation of deep or large water and / or sewer mains will require additional easement width. For minimum horizontal separation between a building and a WSSC pipeline, refer to the requirements in the latest approved WSSC Pipeline Design Manual, Part Three, Section 3. d. 2). Based on WSSC requirements, the minimum spacing between adjacent buildings with both water and sewer lines between them should be at least 40 feet and, in some cases, greater when connections, fire hydrants, or deep sewer or water lines are involved. Balconies and other building appurtenances are not to be within the easement. Additionally, water and sewer pipeline alignment should maintain 5 feet horizontal clearance from storm drain pipeline/structures and other utilities.

CONNECTION AND SITE UTILITY CONDITIONS

ABANDON EXISTING SERVICE CONNECTION
The existing water and sewer connections to accounts, must be abandoned. The developer must absorb the abandonment cost. If the connection is being carried on tax bill as deferred, the connection must be paid in full.

SYSTEM DEVELOPMENT CHARGE (SDC) FIXTURE CREDIT
Fixtures verified by WSSC inspection prior to removal may result in credits toward SDC in a replacement structure. To obtain more information about SDC fixture credit, contact our Permits Services Unit at 301-206-4003.

SERVICE CONNECTION PERMIT FOR NEW AND ABANDONMENT REQUIREMENTS
Individual permit numbers will be required for both new service connections and the abandonment of existing service connections, whether for new, replacement and/or relocation service mains as well as for non-SEP projects.

MINIMIZE CONNECTION LENGTHS
The length of all connections should be minimized.

SITE UTILITY PROCESS REQUIRED
The Site Utility process is usually required for water lines greater than 2 inches in diameter or sewer lines greater than 4 inches. Contact Permit Services at 301-206-8650 or at www.wsscwater.com for more information on electronic submittal of Site Utility plans. Multiple Site Utility plans may be required to serve a site if phasing is required. Partial releases for site utility plans are not permitted

SHARED SERVICE CONNECTIONS SERVING MULTIPLE PROPERTY OWNERS.
A shared service connection may be allowed when multiple properties or buildings are under separate ownership but located on a common tract of land. The arrangement must be recorded in a Shared Site Utility System Agreement and approved by a WSSC Code Official. The following conditions are required for approval by WSSC:

- Recordation of the necessary covenants and easements for maintenance of the shared site utility system.
- An accessible outside water meter for each water service connection. All WSSC water meters serving the shared site utility system shall be billed to a single account.
- Design to facilitate the sharing of water service connection(s) ***and*** sewer service connection(s); where only the minimum number of services needed shall be allowed.
- Further division of water and sewer billing obligations shall be a private matter between the property owners, lessees, and tenants and may be accomplished through "private" metering.

MULTIPLE BUILDINGS AND COVENANT REQUIRMENT

In general, where multiple properties or buildings under single ownership are served by water and sewer services connections as allowed or required, a multiple building covenant shall be submitted for the Commission's approval. The covenant shall require the property owner to notify the Commission prior to any subdivision or sale of any or all of the properties covered by the multiple building covenant. Such action may require the property owner to obtain separate water and sewer connections or a Shared Site Utility System Agreement.

ENVIRONMENTAL CONDITIONS

The applicant must resolve all environmental issues directly with the Environmental reviewer. All outstanding environmental issues must be resolved prior to the Design Phase.

The next step in the process is Phase 2, Review for System Integrity. Contact Permit Services at 301-206-8650 or at www.wsscwater.com for more information on electronic submittal of System Integrity Review Packages. Should you wish to schedule a pre-design meeting, please contact Mahbub Pramanik at (301) 206-8513 or Mahbub.Pramanik@wsscwater.com.

This Letter of Findings will expire if no "actions" are taken by the applicant over the 3-year period following the date of this letter. For definition of "actions", see the latest Development Services Code, Section 405.1.1.

If you have any questions or concerns, please feel free to contact me.

Sincerely,

Mahbub Pramanik

Mahbub Pramanik
Project Manager
Development Services Division

Enclosure: Approved Sketch

cc: Laurent Mounaud – Vika Maryland, LLC
Mr. Tom Gingrich (tom.gingrich@wsscwater.com) - Development Design Section Manager
Mr. Alan Soukup (alan.soukup@montgomerycountymd. gov) - Department of Environmental Protection - Montgomery County Government

MATCHLINE SEE SHEET 1

PART 6:
Sewer Main

DF=1.260 mgd

NOTE:
Existing MH 332M to be relocated as necessary to allow for new parallel sewer to cross. MH 332M does not connect to new sewer.

DF=1.260 mgd

KING FARM BLVD.

EX.8"S TO BE REMOVED

Limits of WSSC Inspection & Maintenance

KING FARM F-5
DA 5674 B 14

Ex. Manhole 16-993-2831U

Ex. Manhole 16-993-283M

SOUTHERN LIMIT OF WSSC SEWER SYSTEM IMPROVEMENTS

REDLAND ROAD

REDLAND BLVD

City will inspect and maintain all downstream sewers from this point

H

CONNECT NEW WSSC SEWER PIPE TO NEW MANHOLE

NOTE:
Install new MH and connect MH 283M to new MH on new sewer main

DF=1.302 mgd

LIMITS OF CITY OF ROCKVILLE SEWER SYSTEM IMPROVEMENTS

UPSIZE 4 SEGMENTS OF EXISTING CITY OF ROCKVILLE SEWER PIPE (UPSIZE REQUIRED FROM EX. CITY MH 12 TO EX. CITY MH 15)

I

DF=Engineer to Determine using City sewer flows

PICCARD DRIVE

CURIE DRIVE

NEW CITY OF ROCKVILLE MANHOLE

NEW CITY OF ROCKVILLE SEWER PIPE

CONNECT NEW CITY OF ROCKVILLE SEWER PIPE TO EX. CITY MH 15 REBUILD MH BOTTOM

NEW CITY OF ROCKVILLE MANHOLE ON NORTHERN MTD OF CITY OF ROCKVILLE SEWER SYSTEM

SCALE 1" = 100'

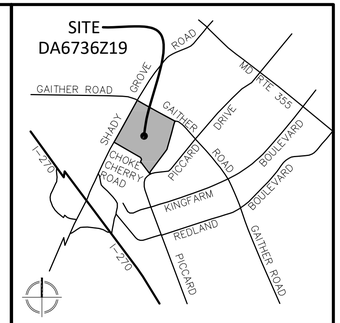
HORZ. DATUM = NAD 83/91
VERT. DATUM = NGVD 1929

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

SITE
DA6736Z19



VICINITY MAP
SCALE: 1"=2,000'
MONTGOMERY Co. PAGE 5564 GRID A2 & B2

LEGEND

- APPLICANT'S PROPERTY
- MNCPPC, MARYLAND PARK SERVICE, NATIONAL PARK SERVICE, AND BOARD OF EDUCATION PROPERTY ,
- ADJACENT PROPERTIES
- EXISTING WATER MAINS (CONTRACT # & SIZE)
- EXISTING SEWER MAINS (CONTRACT# & SIZE)
- PROP.W — PROPOSED WATER MAINS
- PROP.S — PROPOSED SEWER MAINS
- PS — FM — PROPOSED LOW PRESSURE SEWER/ FORCE MAIN
- PROP.W — PROPOSED ON-SITE WATER & SITE UTILITY CONNECTIONS
- PROP.S — PROPOSED ON-SITE SEWER & SITE UTILITY CONNECTIONS
- EXISTING BUILDINGS
- PROPOSED BUILDINGS
- STREET NAME — ROAD NAMES
- EXISTING PAVING
- ESMT — EXISTING / PROPOSED EASEMENTS
- PROPOSED 10' CONTOURS
- PROPOSED 2' CONTOURS
- EXISTING 10' CONTOURS
- EXISTING 2' CONTOURS
- HP/ LP XXX.XX — PROPOSED HIGH/LOW POINT ELEVATIONS
- DRAINAGE BASIN (MINI BASIN) BOUNDARY
- EXISTING W&S MAIN / CONNECTIONS TO BE REMOVED / ABANDONED

APPROVED

Mahbub Pramanik

7/23/2025

SERVICE CATEGORIES	
W - 1	S - 1
HYDRAULIC GRADES	
HHG	685'
LHG	625'
PRESSURE ZONE	660A

BLUE PLAINS SERVICE AREA
MUDDY BRANCH DRAINAGE BASIN 13 / MINI BASIN 13-016
WATTS BRANCH DRAINAGE BASIN 16 / MINI BASIN 16-933

WASHINGTON SUBURBAN SANITARY COMMISSION

WSSCWATER DELIVERING THE ESSENTIAL

ENGINEER:
NAME: VIKA Maryland, LLC
REGISTRATION #: 48931
CONTACT : Laurent Mounaud
ADDRESS: 20251 Century Blvd.,Suite 400 Germantown MD 20874
PHONE: (301) 916-4100
CONTACT EMAIL: mounaud@vika.com

APPLICANT:
NAME: BXP SHADY GROVE LOT 5, 6, 7 & 8, LLC
ADDRESS: 2200 PENNSYLVANIA AVE. NW Suite 200 W- Washington, DC 20037
PHONE: (301) 704-5447
CONTACT : CJ OVERLY
PHONE: coverly@bxp.com

HYDRAULIC PLANNING ANALYSIS
SHADY GROVE INNOVATION CENTER
ROCKVILLE ELECTION DISTRICT No.4
MONTGOMERY COUNTY, MARYLAND

CONTRACT DA6736Z19
200'S 221NW09 06/20/2024

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.
VERIFY SCALE - BAR IS ONE INCH ON ORIGINAL DRAWING 0 1"

TEMPLATE LAYOUT CURRENT as of: 05/14/2020
LAYOUT: 4002 - Color Coded, Separate Sheets, Limited Ex. Planimetrics

Y:\50501-51000\50554\CADD\OVERALL\PRELIMINARY\PLOT SHEETS\50554200_P_HPA.dwg ~ September 30, 2024

Docusign Envelope ID: DFF69CEB-9B36-4E05-B775-09A65ECC3437

City of Rockville

October 10, 2025

Mr. CJ Overly
BXP Shady Grove Lot 7, L.L.C., BXP Shady Grove Lot 8, L.L.C.
c/o Boston Properties, Inc.
2200 Pennsylvania Avenue, NW, Suite 200W
Washington, District of Columbia 20037

SUBJECT: 15825 Shady Grove Road, 2092,2096,2098 Gaither Road – Shady Grove Innovation District – Preliminary Sediment Control Approval; SCP2024-00026, STP2024-00492

Dear Mr. Overly:

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

The site is identified as Lot 7 located at 15825 Shady Grove Road. The site is 4.3 acres and is currently improved with existing commercial buildings and associated parking lot. The proposed development includes construction of lab/office building and parking garage. The property is in the Muddy Branch Watershed and Watts Branch Watershed and is zoned MXE (Mixed Use Zone). 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 building construction, garage construction and construction of associated infrastructure. A copy of your submitted Plan is attached.

The Preliminary Sediment Control Plan associated with STP2024-00492 is approved subject to the following conditions, which must be addressed at the appropriate stage in the City's three-stage Erosion and Sediment Control process:

1. Submit a Sediment Control Permit (SCP) Application, including the application and plan review fee, which is based on the project's limits of disturbance, in conjunction with a final engineering Erosion and Sediment Control Plan for approval and permitting by the Department of Public Works (DPW) prior to any construction or site disturbance. 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 Public Works Permit (PWK) 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 of 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 2023 General Permit for Stormwater Associated with Construction Activity.

4. 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.

Docusign Envelope ID: DFF69CEB-9B36-4E05-B775-09A65ECC3437

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,

James Lapping

James Lapping, P.E.
Engineering Supervisor

JDL/DJW/ktt

Attachment: Shady Grove Innovation District/ Phase 2 Commercial – Preliminary Sediment Control Plan, dated May 23, 2025.

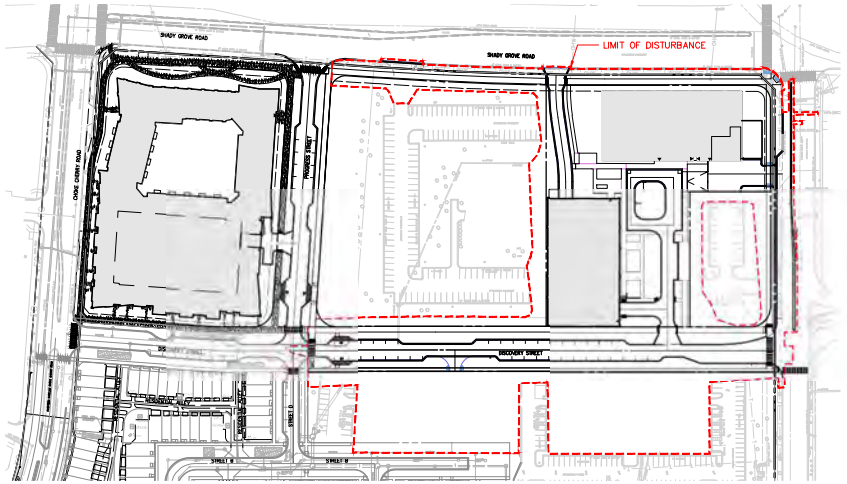
cc: Shaun Ryan, Planning Supervisor
Kimia Zolfagharian, Principal Planner
Laurent Mounaud, VIKA
Preliminary Sediment Control file
Permit plan, SCP2024-00026, STP2024-00492
Day file

SHADY GROVE INNOVATION DISTRICT
PRELIMINARY SEDIMENT CONTROL PLANS

PHASE 2 - COMMERCIAL

4TH ELECTION DISTRICT, CITY OF ROCKVILLE
MONTGOMERY COUNTY, MARYLAND

SCP2024-00026



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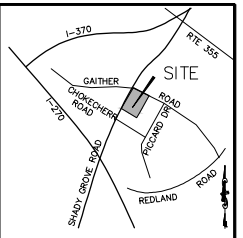

VICINITY MAP
SCALE 1"=2,000'

PRELIMINARY SEDIMENT CONTROL
GENERAL SEQUENCE OF CONSTRUCTION

GENERAL NOTES:
1) Comply with the City of Rockville's Standard Erosion and Sediment Control Notes
2) City Inspectors reserve the right to request additional measures not included on plans.
3) Changes to the approved plans require written approval from DPW Engineering and may require an approved 'redlined'

PROJECT SEQUENCE OF CONSTRUCTION

1. PRIOR TO CLEARING OF TREES, INSTALLING SEDIMENT CONTROL MEASURES, OR GRADING, A PRE-CONSTRUCTION MEETING MUST BE CONDUCTED ON-SITE .

PRE-CONSTRUCTION MEETING:

The following items must be completed prior to the pre-construction meeting:
- Limits of Disturbance (LOD) and tree protection measures to be marked/staked out in the field
- Permittee must contact MISS UTILITY at 811, (800) 257-7777, or www.missutility.net for marking of existing utilities.
- MISS UTILITY requires two full business days' notice. Existing utilities must be marked prior to the pre-construction meeting.

A pre-construction meeting must be conducted on-site with the following representatives: Minimum notice of 48 hours must be provided prior to meeting.
- City of Rockville Sediment and Erosion Control Inspector: George Ugartemendia @ 240-314-8879
- City of Rockville Construction Inspector: Tim Faust @ 240-314-8542
- City Stormwater Management Inspector: Ethan Chappell @ 240-314-8541
- City of Rockville Forestry Inspector: Natasha Shangold 240-314-8205
- Any of Agency Issuing a Permit
- Permittee, Owner, or Owners Representative
- General Contractor
- Site Engineer

The following items must be discussed, as needed, during the pre-construction meeting:
- Haul routes and maintenance of traffic
- Existing SWM facilities downstream of project
- Existing Adjacent Stream Valley Buffer and Forest Conservation Areas
- SWM Construction Inspection and As-built process (see SWM plan)
- Water system shut downs

SITE PREPARATION:

1) With approval from the City of Rockville Sediment Control, Construction, and Forestry Inspectors, install tree protection measures, stabilized construction entrances with wash racks, concrete washout structure, perimeter controls, including super silt fence, At-Grade Inlet Protections, and curb inlet protection where indicated on plan. Contractor shall coordinate with the City or Rockville as necessary to obtain and install a temporary metered water connection for cleaning construction vehicles at the stabilized construction entrance wash rack locations.

3) With Step 1 above completed obtain approval from the City of Rockville SEC Inspector to proceed with construction activities.

4) Until on-site water supply from a fire hydrant is available, water supply to wash rack, dust control, concrete washout, etc. shall be from a portable water tank, 600 gallon capacity minimum. Once fire hydrants are active, contractor is to comply with City requirements for temporary metered use of hydrants.

STAGE 1 EXISTING CONDITIONS: SITE DEMOLITION AND ROUGH GRADING

1) SEDIMENT CONTROL DEVICES TO BE MAINTAINED THROUGHOUT DURATION OF CONSTRUCTION (ALL STAGES) UNLESS SPECIFIED OTHERWISE. LOCATIONS OF SEDIMENT CONTROL DEVICES MAY BE ADJUSTED IN THE FIELD WITH PERMISSION FROM THE COR SEC INSPECTOR.

2) PROPOSED STORM DRAIN SYSTEM MUST BE INSTALLED, INCLUDING CONNECTION TO SEDIMENT TRAP, AND SEDIMENT TRAP SHALL BE INSTALLED AND APPROVED BY THE SEDIMENT CONTROL INSPECTOR PRIOR TO COMMENCING ANY DEMOLITION AND CONSTRUCTION OTHER THAN WHAT IS NECESSARY FOR THE STORM DRAIN AND TRAP INSTALLATION. STABILIZED CONSTRUCTION ENTRANCE (SCE) TO BE ADJUSTED DURING INSTALLATION OF PORTION OF THE STORM DRAIN AS NECESSARY TO INSTALL THE PIPE AND AS NECESSARY TO KEEP ALL CONSTRUCTION TRAFFIC ROUTED THROUGH THE SCE.

3) INSTALL STORM DRAIN SYSTEM, FROM DOWNSTREAM END, AND INSTALL CURB INLET AND AT GRADE INLET PROTECTIONS AS INLETS ARE INSTALLED. POSTPONE INSTALLATION UNTIL A DRY WEATHER FORECAST OCCURS.

4) RECONNECT EXISTING 24" RCP PIPE TO NEW STORM DRAIN AT NEW D-127.

5) REMOVE EXISTING STORM DRAIN SYSTEM FROM EX-120 TO EX-8 ONCE PROPOSED STORM DRAIN SYSTEM IS COMPLETED.

6) INSTALL SEDIMENT TRAP 1 , RISER, DEWATERING DEVICE, AND TEMPORARY CONNECTION TO STORM DRAIN STRUCTURES AS SHOWN ON PLAN.

7) WITH APPROVAL OF THE COR SEC INPSECTOR, INSTALL EARTH DIKE TO DIRECT RUNOFF TO TRAP #1.

8) CONDUCT FULL SITE DEMOLITION AND ROUGH GRADING.

9) WITH WRITTEN PERMISSION FROM THE COR SEC INSPECTOR PROCEED WITH SEDIMENT CONTROL STAGE 2.

STAGE 2 PROPOSED CONDITIONS: FINE GRADING AND BUILDING CONSTRUCTION

1) INSTALL PROPOSED UTILITIES AS SHOWN ON PLAN:

A. CONTINUE INSTALLING STORM DRAIN SYSTEM, FROM DOWNSTREAM END, AND INSTALL CURB INLET AND AT GRADE INLET PROTECTIONS AS INLETS ARE INSTALLED.
B. PROPOSED WATER AND SEWER INSTALLATION MAY BEGIN ONCE PERMITS HAVE BEEN OBTAINED FROM WSSC
C. SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM END.

2) INSTALL DISCOVERY STREET CURB AND GUTTER AND BASE PAVEMENT. INSTALL TEMPORARY ASPHALT BERMS. REMOVE CIP ON CURB INLET FOR PAVING THEN RE-INSTALL.

3) RELOCATE STABILIZED CONSTRUCTION ENTRANCE AND CONCRETE WASH STRUCTURE

4) COMMENCE CONSTRUCTION OF FOUNDATIONS FOR PROPOSED BUILDINGS IN ACCORDANCE WITH ARCHITECTURAL AND STRUCTURAL PLANS.

5) WITH WRITTEN PERMISSION OF THE COR SEC INSPECTOR, REMOVE SEDIMENT TRAP AND FINALIZE STORM DRAIN SYSTEM. INSTALL SIP, CIP AND AGIP ON ALL INLETS AS SOON AS THEY ARE INSTALLED.

6) SURFACE RUNOFF FROM BUILDING FOUNDATION EXCAVATION SHALL BE PUMPED AND FILTERED THROUGH AN APPROVED SEDIMENT CONTROL MEASURE.

7) COMMENCE CONSTRUCTION OF BIO-RETENTION FACILITIES:

DRAINAGE AREAS TO STORMWATER MANAGEMENT FACILITIES SHALL BE PERMANENTLY STABILIZED OR RUNOFF DIVERTED TO THE SATISFACTION OF THE CITY STORMWATER MANAGEMENT INSPECTOR.

A. CONSTRUCT MICRO-BIO SWM FACILITIES WALLS. CURB OPENINGS FOR ROAD SIDE FACILITIES SHOULD BE BLOCKED WITH TEMPORARY ASPHALT BERM.
B. INSTALL PORTION OF OVERFLOW STRUCTURE AND CONNECTION TO STORM DRAIN SYSTEM.
C. DO NO INSTALL UNDER DRAIN OR ANY OTHER COMPONENTS OF THE FACILITY.
D. WITH ALL UPSTREAM DRAINAGE AREAS STABILIZED AND WITH THE COR SEC INSPECTOR'S WRITTEN AUTHORIZATION, BEGIN INSTALLATION OF UNDERDRAIN AND GRAVEL LAYER
E. CONTINUE TO INSTALL SAND, FILTER MEDIA, ROCK PADS, MULCH AND LANDSCAPING.
F. NOTE: CONTRACTOR SHALL COMPLY WITH PROCEDURE AND REQUIRED INSPECTION PER CITY'S MICRO-BIORETENTION CONSTRUCTION INSPECTION CHECKLIST.

8) FINALIZE PAVING AND SITE IMPROVEMENTS.:

9) PERMANENTLY STABILIZE DISTURBED AREAS AS FINAL GRADES ARE ACHIEVED.

10) FLUSH AND PERFORM MAINTENANCE AND INSPECTION OF STORMDRAIN SYSTEM FOR FINAL ACCEPTANCE BY THE CITY OF ROCKVILE DPW.

11) UPON COMPLETION OF WORK, THE PERMITTEE MUST OBTAIN APPROVAL FROM COR SEDIMENT CONTROL INSPECTOR PRIOR TO REMOVAL OF ANY REMAINING SEDIMENT CONTROL MEASURES AND STABILIZE AREAS DISTURBED BY THEIR REMOVAL.

SHEET INDEX

1 OF 3	COVER SHEET
2 OF 3	EXISTING CONDITIONS SEC PLAN
3 OF 3	PROPOSED CONDITIONS SEC PLAN

OWNER/DEVELOPER
BOSTON PROPERTIES, INC.
2200 PENNSYLVANIA AVE, NW
SUITE 200W
WASHINGTON, DC 20037
PHONE: 202-585-0800
ATTENTION: CJ OVERLY
EMAIL: coverly@bxp.com

CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
PHONE: 301-916-4100
ATTN: LAURENT G. MOUNAUD
EMAIL: mounaud@vika.com

PROFESSIONAL SEAL

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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PROFESSIONAL CERTIFICATION.
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, License No. 36742, Expiration Date: JANUARY 21, 2027.

LAURENT G. MOUNAUD
NAME

NO.	DESCRIPTION OF REVISION	P.E. INITIAL	DATE	DPW	DATE

APPROVAL OF REVISIONS AFTER INITIAL PLAN APPROVAL

BEFORE BEGINNING CONSTRUCTION CONTACT "MISS UTILITY" OF WWW.MISSUTILITY.NET OR 1-800-257-7777 OR 811 AT LEAST 48 WORKING HOURS PRIOR TO EXCAVATION

THIS PLAN IS FOR EROSION AND SEDIMENT CONTROL ONLY

DESIGNED _____
DRAFTED _____
CHECKED _____

DEPARTMENT OF PUBLIC WORKS
CITY OF
ROCKVILLE
111 MARYLAND AVE. ROCKVILLE, MARYLAND

PRELIMINARY SEDIMENT CONTROL PLAN
PHASE 2 - COMMERCIAL
COVER SHEET

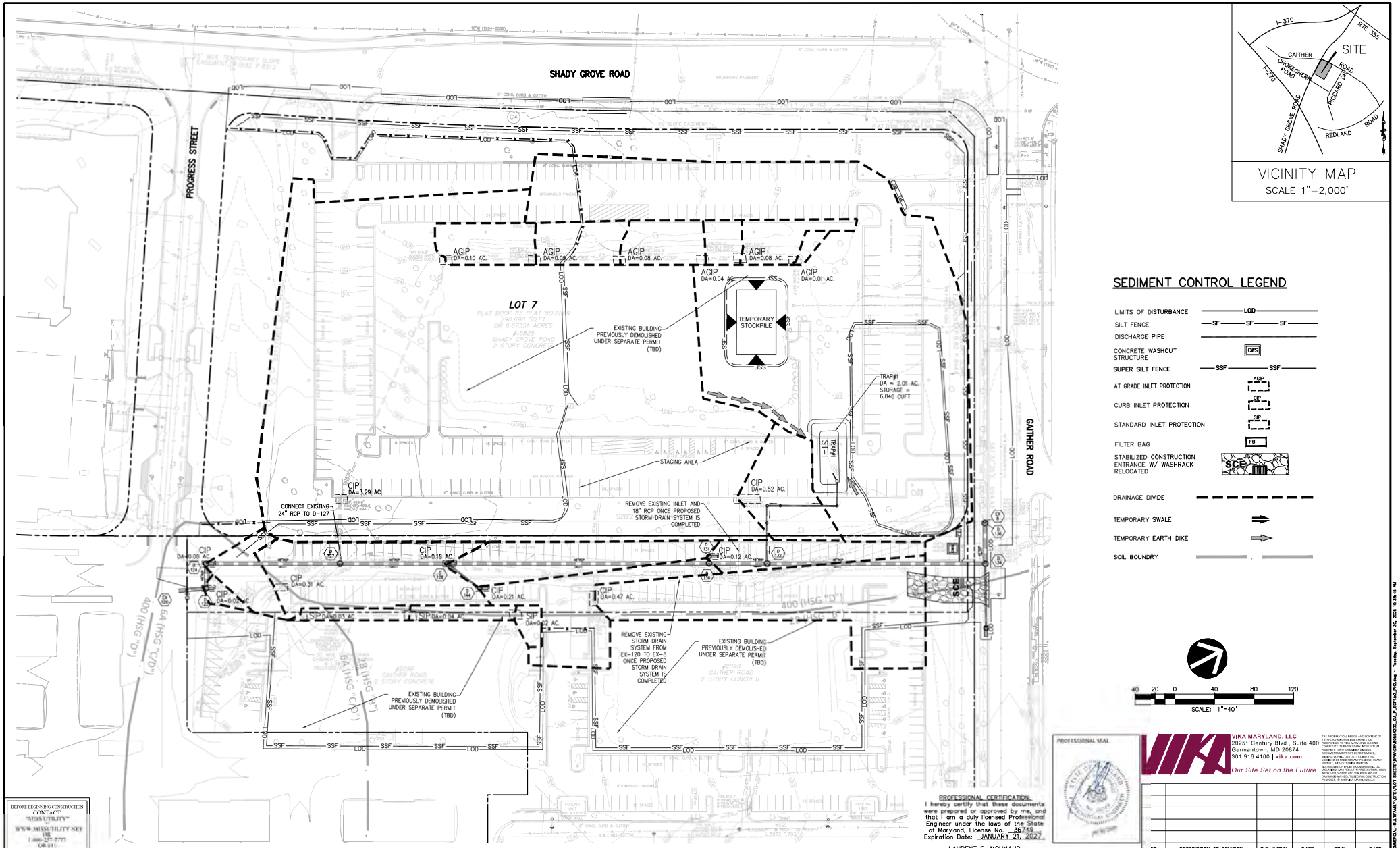
SHADY GROVE INNOVATION DISTRICT
PHASE 2
DANAC TECHNOLOGICAL PARK
SUBDIVISION PLAT
ELECTION DISTRICT NO. 4 CITY OF ROCKVILLE MARYLAND

DATE SUBMITTED: 05/23/2025
VIKA JOB NO. VM50554

SCALE AS SHOWN

SHEET NO. 1 OF 3

FILE #



VICINITY MAP
SCALE 1"=2,000'

SEDIMENT CONTROL LEGEND

- LIMITS OF DISTURBANCE — LOD
- SILT FENCE — SF — SF — SF
- DISCHARGE PIPE
- CONCRETE WASHOUT STRUCTURE — CWS
- SUPER SILT FENCE — SSF — SSF
- AT GRADE INLET PROTECTION — AGIP
- CURB INLET PROTECTION — CIP
- STANDARD INLET PROTECTION — SIP
- FILTER BAG — FB
- STABILIZED CONSTRUCTION ENTRANCE W/ WASHRACK RELOCATED — SCE
- DRAINAGE DIVIDE
- TEMPORARY SWALE
- TEMPORARY EARTH DIKE
- SOIL BOUNDRY

SCALE: 1"=40'

BEFORE BEGINNING CONSTRUCTION CONTACT "MISS UTILITY" WWW.MISSUTILITY.NET OR 1-800-257-7777 OR 811

THIS PLAN IS FOR EROSION AND SEDIMENT CONTROL ONLY

PROFESSIONAL CERTIFICATION.
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, License No. 36742, Expiration Date: JANUARY 21, 2027

LAURENT G. MOUNAUD
NAME

PROFESSIONAL SEAL

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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NO.	DESCRIPTION OF REVISION	P.E. INITIAL	DATE	DPW	DATE

APPROVAL OF REVISIONS AFTER INITIAL PLAN APPROVAL

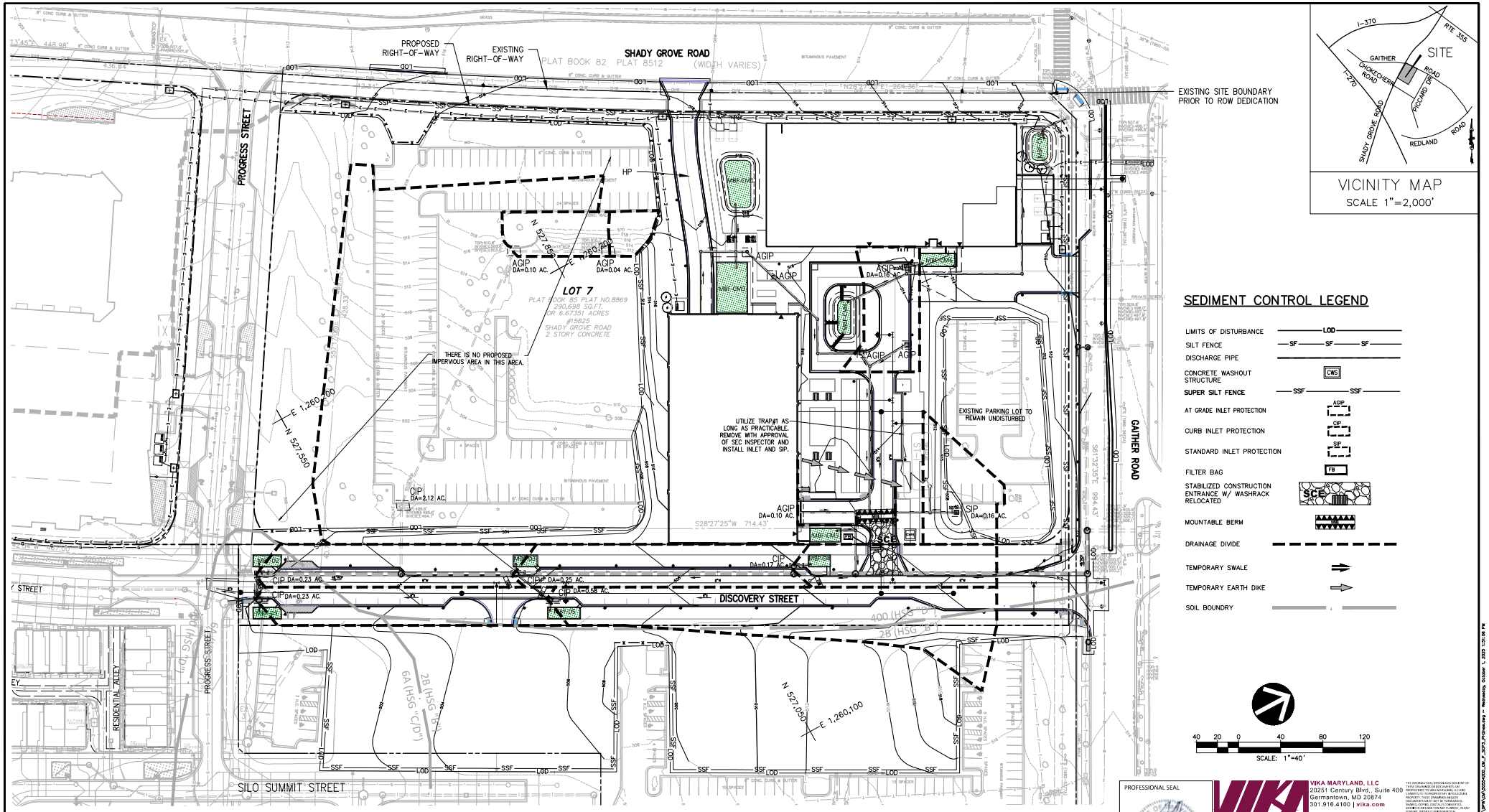
DESIGNED
DRAFTED
CHECKED

DEPARTMENT OF PUBLIC WORKS
CITY OF
ROCKVILLE
111 MARYLAND AVE. ROCKVILLE, MARYLAND

PRELIMINARY SEDIMENT CONTROL PLAN
PHASE 2 - COMMERCIAL
EXISTING CONDITIONS SEC PLAN

SHADY GROVE INNOVATION DISTRICT
PHASE 2
DANAC TECHNOLOGICAL PARK
SUBDIVISION (LOT)
ELECTION DISTRICT NO. 6 CITY OF ROCKVILLE, MARYLAND

DATE SUBMITTED: 05/23/2025
VIKA JOB NO. VM50554
SCALE
SHEET NO. 2 OF 3
FILE #



VICINITY MAP
SCALE 1"=2,000'

SEDIMENT CONTROL LEGEND

LIMITS OF DISTURBANCE	LOD
SILT FENCE	SF SF SF
DISCHARGE PIPE	
CONCRETE WASHOUT STRUCTURE	CWS
SUPER SILT FENCE	SSF SSF
AT GRADE INLET PROTECTION	AGIP
CURB INLET PROTECTION	CIP
STANDARD INLET PROTECTION	SIP
FILTER BAG	FB
STABILIZED CONSTRUCTION ENTRANCE W/ WASHRACK RELOCATED	SCE
MOUNTABLE BERM	
DRAINAGE DIVIDE	
TEMPORARY SWALE	
TEMPORARY EARTH DIKE	
SOIL BOUNDRY	

40 20 0 40 80 120
SCALE: 1"=40'

BEFORE BEGINNING CONSTRUCTION CONTACT "MISS UTILITY" AT WWW.MISSUTILITY.NET OR 1-800-257-7777 OR 811 AT LEAST 48 HOURS PRIOR TO EXCAVATION

THIS PLAN IS FOR STORMWATER MANAGEMENT ONLY

PROFESSIONAL CERTIFICATION:
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, License No. 36749 Expiration Date: JANUARY 21, 2027

LAURENT G. MOUNAUD
NAME

PROFESSIONAL SEAL
09/30/2025

VIKA MARYLAND, LLC
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Germantown, MD 20874
301.916.4100 | vika.com
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NO.	DESCRIPTION OF REVISION	P.E. INITIAL	DATE	DPW	DATE
	APPROVAL OF REVISIONS AFTER INITIAL PLAN APPROVAL				

DESIGNED
DRAFTED
CHECKED

DEPARTMENT OF PUBLIC WORKS
CITY OF
ROCKVILLE
111 MARYLAND AVE. ROCKVILLE, MARYLAND

PRELIMINARY SEDIMENT CONTROL PLAN
PHASE 2 - COMMERCIAL
EXISTING CONDITIONS SEC PLAN

SHADY GROVE INNOVATION DISTRICT
PHASE 2
DANAC TECHNOLOGICAL PARK
SUBDIVISION 0201
ELECTION DISTRICT NO. 4 CITY OF ROCKVILLE, MARYLAND

DATE SUBMITTED: 05/23/2025
VIKA JOB NO. VM50554
SCALE
SHEET NO. 3 OF 3
FILE #

LAYOUT: SCP3-CM, Plotted By: laurent.mounaud

Docusign Envelope ID: 71C177B5-D4A0-4034-8FC9-85BBE9397340

City of Rockville

October 10, 2025

Mr. CJ Overly
BXP Shady Grove Lot 5, L.L.C.
c/o Boston Properties, Inc.
2200 Pennsylvania Avenue, NW, Suite 200W
Washington, District of Columbia 20037

SUBJECT: 15815 Shady Grove Road – Shady Grove Innovation District – Preliminary Sediment Control Approval; SCP2024-00025, STP2024-00492

Dear Mr. Overly:

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

The site is identified as Lot 5 located at 15815 Shady Grove Road. The site is 3.95 acres and is currently improved with existing commercial buildings and associated parking lot. The proposed development includes construction of a multi-family building. The property is in the Muddy Branch Watershed and Watts Branch Watershed and is zoned MXE (Mixed Use Zone). 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 building construction, garage construction and construction of associated infrastructure. A copy of your submitted Plan is attached.

The Preliminary Sediment Control Plan associated with STP2024-00492 is approved subject to the following conditions, which must be addressed at the appropriate stage in the City's three-stage Erosion and Sediment Control process:

1. Submit a Sediment Control Permit (SCP) Application, including the application and plan review fee, which is based on the project's limits of disturbance, in conjunction with a final engineering Erosion and Sediment Control Plan for approval and permitting by the Department of Public Works (DPW) prior to any construction or site disturbance. 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 Public Works 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 of 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 2023 General Permit for Stormwater Associated with Construction Activity.

4. 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.

Docusign Envelope ID: 71C177B5-D4A0-4034-8FC9-85BBE9397340

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,

James Lapping

James Lapping, P.E.
Engineering Supervisor

JDL/DJW/ktt

Attachment: Shady Grove Innovation District/ Phase 2 Residential – Preliminary Sediment Control Plan, dated May 23, 2025.

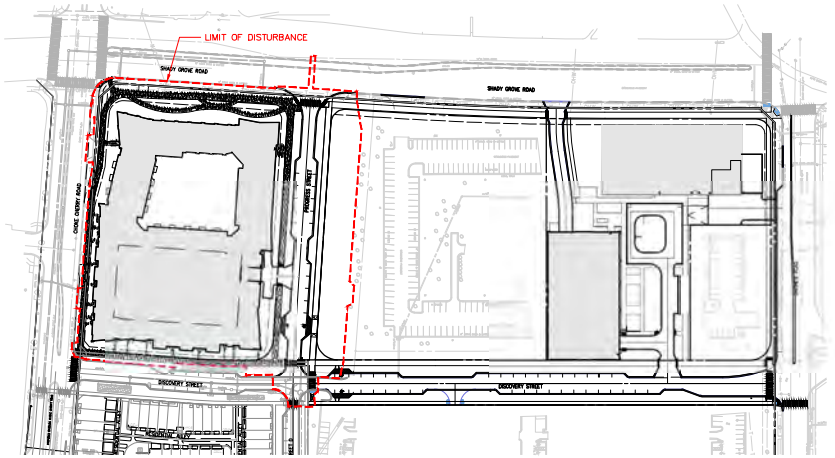
cc: Shaun Ryan, Planning Supervisor
Kimia Zolfagharian, Principal Planner
Laurent Mounaud, VIKA
Preliminary Sediment Control file
Permit plan, SCP2024-00025, STP2024-00492
Day file

SHADY GROVE INNOVATION DISTRICT
PRELIMINARY SEDIMENT CONTROL PLANS

PHASE 2 - MULTIFAMILY

4TH ELECTION DISTRICT, CITY OF ROCKVILLE
MONTGOMERY COUNTY, MARYLAND

SCP2024-00025



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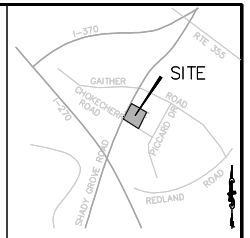

VICINITY MAP
SCALE 1"=2,000'

PRELIMINARY SEDIMENT CONTROL
GENERAL SEQUENCE OF CONSTRUCTION

GENERAL NOTES:
1) Comply with the City of Rockville's Standard Erosion and Sediment Control Notes
2) City Inspectors reserve the right to request additional measures not included on plans.
3) Changes to the approved plans require written approval from DPW Engineering and may require an approved 'redlined' plan revisions before proceeding.

PROJECT SEQUENCE OF CONSTRUCTION

1. PRIOR TO CLEARING OF TREES, INSTALLING SEDIMENT CONTROL MEASURES, OR GRADING, A PRE-CONSTRUCTION MEETING MUST BE CONDUCTED ON-SITE.

PRE-CONSTRUCTION MEETING:

The following items must be completed prior to the pre-construction meeting:
- Limits of Disturbance (LOD) and tree protection measures to be marked/staked out in the field
- Permittee must contact MISS UTILITY at 811, (800) 257-7777, or www.missutility.net for marking of existing utilities.
- MISS UTILITY requires two full business days' notice. Existing utilities must be marked prior to the pre-construction meeting.

A pre-construction meeting must be conducted on-site with the following representatives: Minimum notice of 48 hours must be provided prior to meeting.
- City of Rockville Sediment and Erosion Control Inspector: George Ugartemendia @ 240-314-8879
- City of Rockville Construction Inspector: Tim Faust @ 240-314-8542
- City Stormwater Management Inspector: Ethan Chappell @ 240-314-8541
- City of Rockville Forestry Inspector: Natasha Shangold 240-314-8205
- Any of Agency Issuing a Permit
- Permittee, Owner, or Owners Representative
- General Contractor
- Site Engineer

The following items must be discussed, as needed, during the pre-construction meeting:
- Haul routes and maintenance of traffic
- Existing SWM facilities downstream of project
- Existing Adjacent Stream Valley Buffer and Forest Conservation Areas
- SWM Construction Inspection and As-built process (see SWM plan)
- Water system shut downs

SITE PREPARATION:
1) With approval from the City of Rockville Sediment Control, Construction, and Forestry Inspectors, install tree protection measures, stabilized construction entrances with wash racks, concrete washout structure, perimeter controls, including super silt fence, At-Grade Inlet Protections, and curb inlet protection where indicated on plan. Contractor shall coordinate with the City or Rockville as necessary to obtain and install a temporary metered water connection for cleaning construction vehicles at the stabilized construction entrance wash rack locations.

2) With Step 1 above completed obtain approval from the City of Rockville SEC Inspector to proceed with additional construction activities.

3) Until on-site water supply from a fire hydrant is available, water supply to wash rack, dust control, concrete washout, etc. shall be from a portable water tank, 600 gallon capacity minimum. Once fire hydrants are active, contractor is to comply with City requirements for temporary metered use of hydrants.

STAGE 1 EXISTING CONDITIONS: SITE DEMOLITION AND ROUGH GRADING

1) SEDIMENT CONTROL DEVICES TO BE MAINTAINED THROUGHOUT DURATION OF CONSTRUCTION (ALL STAGES) UNLESS SPECIFIED OTHERWISE. LOCATIONS OF SEDIMENT CONTROL DEVICES MAY BE ADJUSTED IN THE FIELD WITH PERMISSION FROM THE COR SEC INSPECTOR.

2) INSTALL SEDIMENT TRAP 1 AND 2, RISERS, DEWATERING DEVICES, AND TEMPORARY CONNECT TO STORM DRAIN STRUCTURES WHERE SHOWN ON PLAN. SEDIMENT TRAP 2 USES EXISTING SWALE ALONG CHOKE CHERRY AND SHOULD NOT BE GRADED. MINIMIZE SOIL DISTURBANCE AND ONLY INSTALL RISER AND DEWATERING DEVICE DURING A DRY WEATHER FORECAST.

3) REMOVE AT GRADE INLET PROTECTION AND BLOCK EXISTING INLET GRATE WHERE SHOWN TO DIVERT SURFACE RUNOFF TO TRAP #1

4) CONDUCT FULL SITE DEMOLITION AND ROUGH GRADING.

5) WITH WRITTEN PERMISSION FROM THE COR SEC INSPECTOR PROCEED WITH SEDIMENT CONTROL STAGE 2.

STAGE 2 PROPOSED CONDITIONS: FINE GRADING AND BUILDING CONSTRUCTION

6) INSTALL PROPOSED UTILITIES AS SHOWN ON PLAN:

A. INSTALL STORM DRAIN SYSTEM, FROM DOWNSTREAM END, AND INSTALL CURB INLET AND AT GRADE INLET PROTECTIONS AS INLETS ARE INSTALLED.
B. PROPOSED WATER AND SEWER INSTALLATION MAY BEGIN ONCE PERMITS HAVE BEEN OBTAINED FROM WSSC
C. SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM END.
D. DRY UTILITY INSTALLATION

7) COMMENCE CONSTRUCTION OF FOUNDATIONS FOR PROPOSED BUILDING IN ACCORDANCE WITH ARCHITECTURAL AND STRUCTURAL PLANS.

8) WITH WRITTEN PERMISSION OF THE COR SEC INSPECTOR. REMOVE SEDIMENT TRAP(S) ONCE BUILDING FOUNDATION EXCAVATION ARE IN CONFLICT. SURFACE RUNOFF INTO BUILDING EXCAVATION SHALL BE PUMPED AND FILTERED THROUGH AN APPROVED SEDIMENT CONTROL MEASURE.

9) INSTALL PROGRESS STREET CURB AND GUTTER, CONCRETE SIDEWALK, PAVEMENT AND PROPOSED STREETSCAPE IMPROVEMENTS AS INDICATED ON PLAN.

10) COMMENCE CONSTRUCTION OF BIO-RETENTION FACILITIES:

DRAINAGE AREAS TO STORMWATER MANAGEMENT FACILITIES SHALL BE PERMANENTLY STABILIZED OR RUNOFF DIVERTED TO THE SATISFACTION OF THE CITY STORMWATER MANAGEMENT INSPECTOR.

A. CONSTRUCT MICRO-BIO SWM FACILITIES WALLS. CURB OPENINGS FOR ROAD SIDE FACILITIES SHOULD BE BLOCKED WITH TEMPORARY ASPHALT BERM.
B. INSTALL PORTION OF OVERFLOW STRUCTURE AND CONNECTION TO STORM DRAIN SYSTEM.
C. DO NO INSTALL UNDER DRAIN OR ANY OTHER COMPONENTS OF THE FACILITY.
D. WITH ALL UPSTREAM DRAINAGE AREAS STABILIZED AND WITH THE COR SEC INSPECTOR'S WRITTEN AUTHORIZATION, BEGIN INSTALLATION OF UNDERDRAIN AND GRAVEL LAYER
E. CONTINUE TO INSTALL SAND, FILTER MEDIA, ROCK PADS, MULCH AND LANDSCAPING.
F. NOTE: CONTRACTOR SHALL COMPLY WITH PROCEDURE AND REQUIRED INSPECTION PER CITY'S MICRO-BIORETENTION CONSTRUCTION INSPECTION CHECKLIST.

11) PERMANENTLY STABILIZE DISTURBED AREAS AS FINAL GRADES ARE ACHIEVED.

12) FLUSH AND PERFORM MAINTENANCE AND INSPECTION OF STORMDRAIN SYSTEM FOR FINAL ACCEPTANCE BY THE CITY OF ROCKVILLE DPW.

13) UPON COMPLETION OF WORK, THE PERMITTEE MUST OBTAIN APPROVAL FROM COR SEDIMENT CONTROL INSPECTOR PRIOR TO REMOVAL OF ANY REMAINING SEDIMENT CONTROL MEASURES AND STABILIZE AREAS DISTURBED BY THEIR REMOVAL.

SHEET INDEX

1 OF 3	COVER SHEET
2 OF 3	EXISTING CONDITIONS SEC PLAN
3 OF 3	PROPOSED CONDITIONS SEC PLAN

OWNER/DEVELOPER
BOSTON PROPERTIES, INC.
2200 PENNSYLVANIA AVE, NW
SUITE 200W
WASHINGTON, DC 20037
PHONE: 202-585-0800
ATTENTION: CJ OVERLY
EMAIL: coverly@bxp.com

CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
PHONE: 301-916-4100
ATTN: LAURENT G. MOUNAUD
EMAIL: mounaud@vika.com

BEFORE BEGINNING CONSTRUCTION CONTACT "MISS UTILITY" AT WWW.MISSUTILITY.NET OR 1-800-257-7777 OR 811 AT LEAST 48 HOURS PRIOR TO EXCAVATION

THIS PLAN IS FOR EROSION AND SEDIMENT CONTROL ONLY

PROFESSIONAL CERTIFICATION.
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, License No. 36749 Expiration Date: JANUARY 21, 2027

LAURENT G. MOUNAUD
NAME

PROFESSIONAL SEAL

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ROCKVILLE
111 MARYLAND AVE. ROCKVILLE, MARYLAND

PRELIMINARY SEDIMENT CONTROL PLAN
PHASE 2 - MULTIFAMILY
COVER SHEET

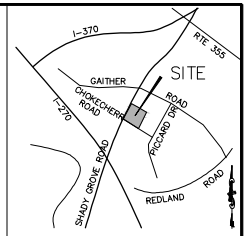
SHADY GROVE INNOVATION DISTRICT
PHASE 2
DANAC TECHNOLOGICAL PARK
SUBDIVISION (20)01
ELECTION DISTRICT NO. 4 CITY OF ROCKVILLE, MARYLAND

DATE SUBMITTED: 08/12/2025
VIKA JOB NO. VM50554

SCALE AS SHOWN

SHEET NO. 1 OF 3

FILE #



VICINITY MAP
SCALE 1"=2,000'

SEDIMENT CONTROL LEGEND

- LIMITS OF DISTURBANCE — LOD
- SILT FENCE — SF SF SF
- DISCHARGE PIPE
- CONCRETE WASHOUT STRUCTURE — CWS
- SUPER SILT FENCE — SSF SSF
- AT GRADE INLET PROTECTION — AGIP
- CURB INLET PROTECTION — CIP
- STANDARD INLET PROTECTION — SIP
- FILTER BAG — FB
- STABILIZED CONSTRUCTION ENTRANCE W/ WASHRACK RELOCATED — SCE
- TEMPORARY GABION OUTLET STRUCTURE — TGOS
- DRAINAGE DIVIDE
- TEMPORARY SWALE
- TEMPORARY EARTH DIKE
- SOIL BOUNDRY

PLAN LEGEND

- PROPERTY LINES
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE LINE
- EXISTING NATURAL GAS CONDUIT
- EXISTING OVERHEAD WIRES
- EXISTING TELEPHONE CONDUIT
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- EXISTING SIGN POST
- EXISTING WOOD POST
- EXISTING CURB INLET
- EXISTING CONCRETE
- EXISTING SANITARY MANHOLE
- EXISTING TRAFFIC SIGNAL POLE
- EXISTING TREE
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- EXISTING UNKNOWN UTILITY MANHOLE
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- EXISTING WATER VALVE
- DOOR LOCATION
- EXISTING GAS MANHOLE

40 20 0 40 80 120
SCALE: 1"=40'

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PRELIMINARY SEDIMENT CONTROL PLAN
PHASE 2 - MULTIFAMILY
EXISTING CONDITIONS SEC PLAN

SHADY GROVE INNOVATION DISTRICT
PHASE 2
DANAC TECHNOLOGICAL PARK
SUBDIVISION (LOT)
ELECTION DISTRICT NO. 6 CITY OF ROCKVILLE, MARYLAND

DATE SUBMITTED: 05/23/2025
VIKA JOB NO. VM50554
SCALE
SHEET NO. 2 OF 3
FILE #

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LAURENT G. MOUNAUD
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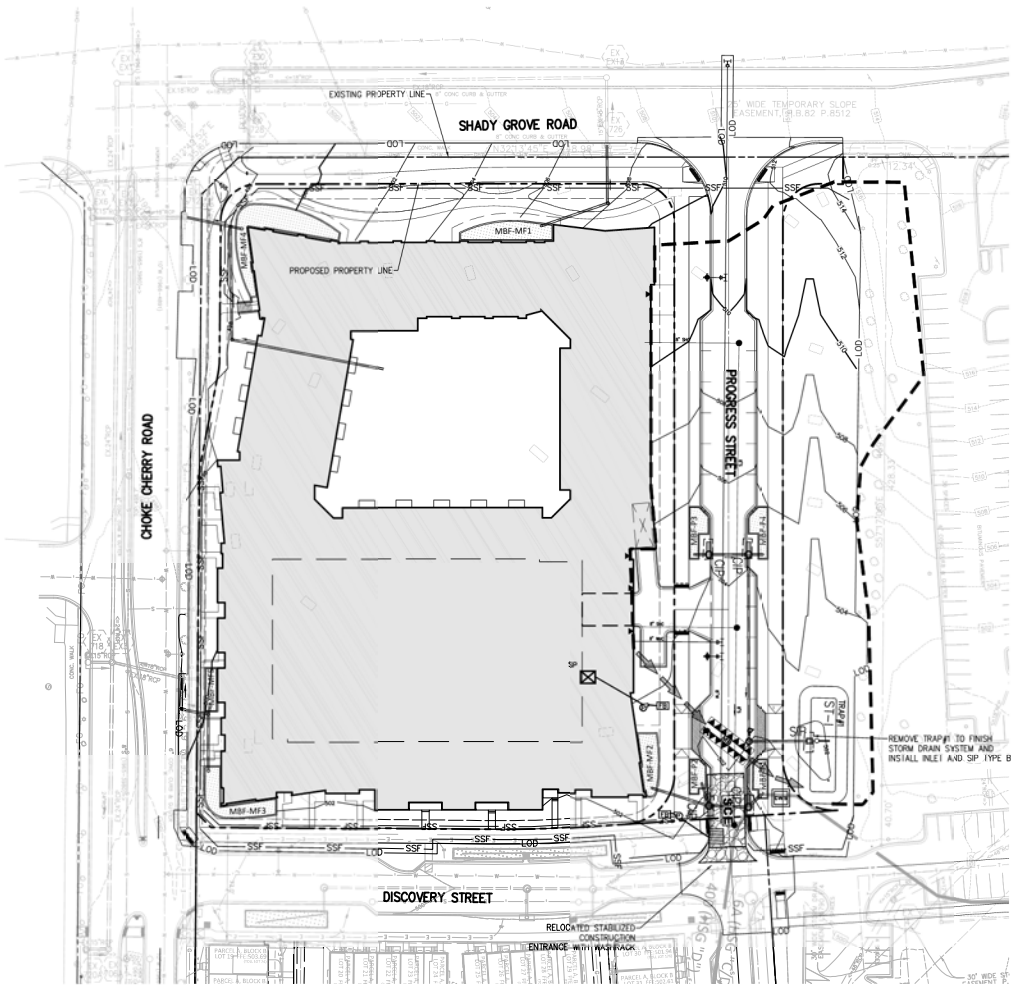

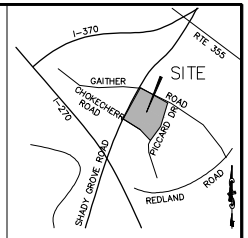

VICINITY MAP
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- EXISTING GAS MANHOLE

SCALE: 1"=40'

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PRELIMINARY SEDIMENT CONTROL PLAN
PHASE 2 - MULTIFAMILY
PROPOSED CONDITIONS SEC PLAN

SHADY GROVE INNOVATION DISTRICT
PHASE 2
DANAC TECHNOLOGICAL PARK
SUBDIVISION (LOT)
ELECTION DISTRICT NO. 4 CITY OF ROCKVILLE, MARYLAND

DATE SUBMITTED: 05/23/2025
VIKA JOB NO. VM50554E
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SHEET NO. 3 OF 3
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City of Rockville

October 8, 2025

Mr. CJ Overly
BXP Shady Grove Lot 5, L.L.C.
c/o Boston Properties, Inc.
2200 Pennsylvania Avenue, NW, Suite 200W
Washington, District of Columbia 20037

SUBJECT: 15815 Shady Grove Road – Shady Grove Innovation District – Development Stormwater Management Concept Approval; SMC2024-00009, STP2024-00492

Dear Mr. Overly:

The Development Stormwater Management (SWM) Concept (Concept) received on May 28, 2024, 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 = 1.08-inch, equivalent to 60 percent of the required ESD volume (ESD_V), which meets or exceeds the level of ESD established by the Pre-Application SWM Concept letter dated January 4, 2019.

This site is 3.95 acres and is identified as Lot 5, Danac Technological Park, situated at 15815 Shady Grove Road, southeast of the intersection of Shady Grove Road and Choke Cherry Road. The proposed development includes the construction of a multi-family building. The property is located in the Muddy Branch Watershed and Watts Branch Watershed and is zoned MXE (Mixed Use Zone). The on-site soils are predominately Urban Land which is classified as hydrologic soil group (HSG) D.

According to the Rockville City Code (Code), Chapter 19, Section 19-2, Definitions of the 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 81 percent impervious.

In accordance with the Code, 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 3.95 acres which is 100 percent of the site, and the on-site impervious area subject to SWM is 3.02 acres.

Per the Code, Chapter 19, Section 19-46, SWM also must be provided for imperviousness in a portion of the adjacent Shady Grove Road Right-of-Way (ROW). According to the submitted Concept, the total impervious area in the adjacent ROW subject to SWM is 0.55 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:

- Multi-family building.

Total on-site impervious area subject to SWM = 3.02 acres.

Environmental Site Design Measures

- The Concept proposes to provide a minimum P_E = 1.08-inch equivalent to 60 percent of the required ESD_V in the following on-site measures:
  - Nine Micro-bioretention Facilities.

- Summary of ESD:
  - Total ESD_V provided = 11,503 cubic feet (cf.).
  - Total ESD_V required = 19,229 cf.
  - Percentage of ESD_V provided = 11,503 cf./ 19,229 cf. = 60 percent.

Structural Measures and/or Alternative Measures –

- Alternative Measures – Monetary contribution in-lieu of providing full ESD and in-lieu of providing Qp_{10} for the 3.02 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 0.55 acres of impervious area in the adjacent ROW of Shady Grove Road.

CONDITIONS OF APPROVAL

Staff has determined that ESD to the MEP has been met.

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 the Code, Chapter 19, Section 19-44, SWM must be provided by one of the following methods, which are listed in order of priority respectively: on-site ESD measures, on-site structural measures, and alternative measures which may include a monetary contribution.

This Development SWM Concept is conditionally approved subject to the following conditions, which must be addressed at the stages in the process as indicated below:

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 DPW.

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 nine micro-bioretention facilities. Deviations from the specification must be approved by DPW.
      ii) Computations and plans must show the ESD_V water surface elevation.
      iii) Utilize flow splitters, curb cuts, flow through inlets, or other methods approved by DPW to direct.
      iv) Overflow structures, underdrains, and tee configurations within the micro-bioretention facilities must be shown on the SWM construction plans and approved by DPW.
      v) Where proximity of the micro-bioretention facilities to the multi-family building is less than 10-feet, a licensed professional engineer in the State of Maryland must determine if any special treatment, including impermeable liners, is required. Evidence of such investigation and recommendation must be provided with the final engineering.
      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 facilities.
      vii) SWM practices located within the public right-of-way must provide fall prevention barriers and follow Montgomery County Department of Transportation's (MCDOT) requirements for SWM facilities in the ROW. SWM practices adjacent to pedestrian and parking uses shall meet MCDPS WRTP-8 design guidelines for safe placement and fall prevention barriers.
      viii) Architectural/plumbing plans for the building must clearly detail the routing of roof runoff through the building to the micro-bioretention facilities and must be provided for review to DPW.
      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.
3) Storage provided exceeding the amount require to treat the one year, 24-hour design storm shall not be credited towards the total water quality (ESD or structural) volume provided.
4) The Applicant shall make a monetary contribution to the City Stormwater Fund as an Alternative to providing Cp_V, WQ_V, and Qp_{10} for any new or replacement impervious area created by the construction of the development not treated on-site; and as an Alternative to providing 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.

i) Monetary contribution is required for the following:
   - Impervious area used is based on the prorated area that is not treated by ESD practices. On-site ESD is provided for 60 percent of the required volume; therefore, 40 percent of the 3.02 acre (1.21 acre) must be provided by a SWM alternative (Monetary Contribution). Partial WQ_V is calculated at 50 percent of the WQ_V rate applied to the impervious area not treated. Partial Cp_V is calculated at 100 percent of the Cp_V rate applied to the impervious area not treated.
     a) Full On-site Qp_{10} for 3.02 acres.
     b) Full Contiguous ROW Cp_V, WQ_V, and Qp_{10} for 0.55 acres.

5) 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.
6) Submit on-site Storm Drain plans (24"x36") and computations signed and sealed by a PE licensed in the State of Maryland, except as otherwise noted, for DPW.
7) Post financial security based on the final approved SWM construction cost estimate in a format acceptable to the City Attorney, either by letter of credit or performance bond. Approval, which is coordinated through DPW staff, is required prior to SMP permit issuance.
8) Obtain approval of an FCP from the City Forester prior to DPW issuance of the SMP permit.
9) Required approvals and permits for drainage connections to existing storm drains in MCDOT easements and ROWs must be obtained prior to the issuance of a SMP.
10) Obtain approval from WSSC for any WSSC utilities crossing proposed ESD facilities prior 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.

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.
Chief of Engineering

JKS/DJW/ktt

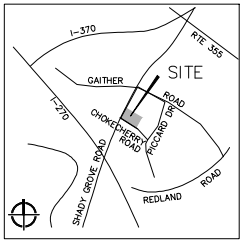
Attachments: Shady Grove Innovation District – Development SWM Concept Plan, dated May 23, 2025.

cc: James Lapping, P.E., Engineering Supervisor
Shaun Ryan, Planning Supervisor
Kimia Zolfagharian, Principal Planner
Laurent Mounaud, VIKA
SWM Concept file
Permit plan, SMC2024-00009, STP2024-00492
Day file

SHADY GROVE INNOVATION DISTRICT

DEVELOPMENT STORMWATER MANAGEMENT PLAN
PHASE 2 - RESIDENTIAL MULTIFAMILY

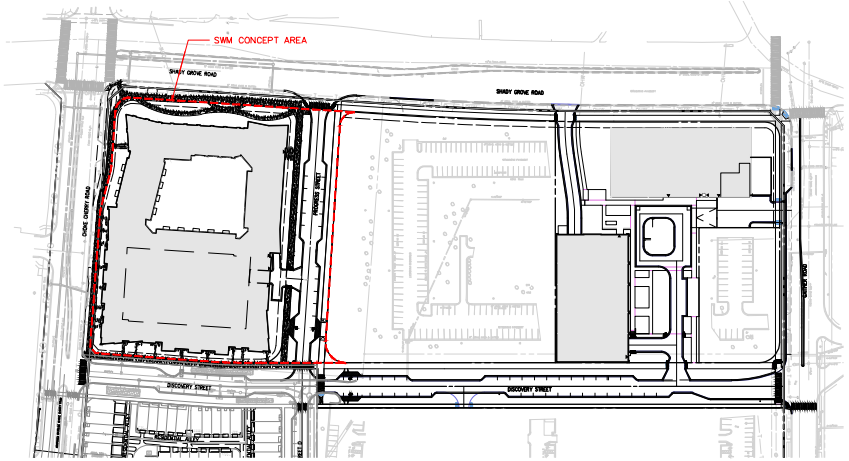
4TH ELECTION DISTRICT, CITY OF ROCKVILLE
MONTGOMERY COUNTY, MARYLAND
SMC2024-00009



VICINITY MAP
SCALE: 1"=2,000'

SWM CONCEPT SUMMARY TABLE	
General Property Information	
SMC# 2024-00009	
Type of Concept: Stormwater Management Concept Development	
Development Review Process/Case No.: **STP2024-00492**	
Property Address: *15815 Shady Grove Road, Rockville MD 20850*	
Property Legal Description: *Lot: 5 Block: NA Subdivision: Danac Technological Park*	
Property Site (ac./sq ft.): 30.35 acres / 1,321,105 square feet (Project Plan #12017-00007 Area)	
Total Concept Area (ac./sq ft.): 3.75 acres / 172,329 square feet	
Zoning: MXF	
Watershed: Muddy Branch and Watts Branch Watersheds	
100 YR Floodplain: n/a	
Ex. % impervious/Redevelopment or New Development: *RE 035 over entire Project Plan #12017-00007 Area* *Redevelopment*	
SWM Summary	
Total On-Site Impervious Area subject to SWM: 3.32 acres (144,540sf /1)	
Required P_E/Proposed P_E: 1.8 inches/ 1.08 inches	
Target ESDv/Provided ESDv: 19,229 cu ft / 11,503 cu ft.	
ESD Measures: 9 Micro Bioretention Facilities	
Structural Storage Required/Provided: WQv to be provided by SWM Pond constructed under previous phase	
Structural Measures: SWM Pond constructed under a previous phase	
Qp10 (10-Year Quantity Control) Measures: Monetary Contribution	
Contiguous Right-of-Way Impervious Area subject to SWM: 0.35 acres	
Contiguous Right-of-Way Cpv (Channel Protection Volume) & WQv (Water Quality Volume) Measures: Monetary Contribution	
Contiguous Right-of-Way Qp10 (10-Year Quantity Control) Measures: Monetary Contribution	

NOTE:
THIS DEVELOPMENT STORMWATER MANAGEMENT PLAN ASSUMES THE PROPOSED REGIONAL POND (SMP2025-00005) WILL BE BUILT PRIOR TO REQUESTING PERMIT ISSUANCE FOR PROPOSED PHASE 2 DEVELOPMENT.



STORMWATER MANAGEMENT CONCEPT GENERAL NOTES

1. ALL STORM DRAIN PIPES PROPOSED ARE EITHER REINFORCED CONCRETE PIPE (RCP), HIGH PERFORMANCE POLYPROPYLENE (HP) OR POLYVINYL CHLORIDE (PVC).
2. STORM DRAIN PIPE SIZES SHOWN ARE ESTIMATED AND ARE SUBJECT TO CHANGE DURING FINAL ENGINEERING DESIGN.
3. QUANTITY AND LOCATION OF ENVIRONMENTALLY SENSITIVE DESIGN (ESD) MEASURES ARE SUBJECT TO CHANGE DURING FINAL ENGINEERING DESIGN.
4. ALL WATER AND SEWER LINES SHOWN ARE APPROXIMATE AND ARE SUBJECT TO CHANGE UPON FINAL ENGINEERING DESIGN.
5. ALL UTILITY LAYOUTS SHOWN ON THIS CONCEPT PLAN ARE SUBJECT TO ADJUSTMENT IN LOCATION, SIZE AND CONFIGURATION DURING FINAL ENGINEERING TO ACCOMMODATE LOCATIONS OF TREES, DRY UTILITIES, STREET LIGHTS AND OTHER CONFLICTING FEATURES. LAYOUTS SHOWN HEREON ARE CONCEPTUAL AND NOT INTENDED TO REFLECT FINAL LOCATION OF THESE UTILITIES.
6. ESD PLANTER BOX FACILITIES IN THE PUBLIC RIGHT-OF-WAY SHALL HAVE A VERTICAL DROP (MEASURED FROM THE TOP OF WALL TO THE TOP OF THE FILTER MEDIA ELEVATION) OF LESS THAN 24-INCHES AND MUST PROVIDE AN 18-INCHES SAFETY FENCE/RAIL.
7. ESD PLANTER BOX FACILITIES SHALL FOLLOW THE BUILDING CODE FOR SAFETY FENCE REQUIREMENTS. A 42-INCHES FENCE SHALL BE PROVIDED FOR VERTICAL DROP (MEASURED FROM THE TOP OF WALL TO THE TOP OF THE FILTER MEDIA ELEVATION) OF MORE THAN 30-INCHES AND A 18" SAFETY FENCE SHALL BE PROVIDED FOR VERTICAL DROP BETWEEN 24" AND 30".
8. ESD PLANTER BOXES SHALL BE OUTSIDE OF THE BUILDING FOUNDATION ZONE OF INFLUENCE. THE BUILDING FOUNDATION DESIGN SHALL TAKE INTO CONSIDERATION LOADS ASSOCIATED WITH THE ESD PLANTER BOX.

SWM FACILITY SUMMARY TABLE

Micro Bioretention Facility	Total DA (Ac.)	Impervious Area (Ac.)	Percent Imperious	Planter Area (sf)	Planting Media Depth (in)	ESD_{VOL} P_E=1" (cf)	VOL_{REQ} P_E=2.6" (cf)	ESDv Provided (cf)	P_E Achieved (in)
MBF-MF1	0.36	0.34	94%	648	30	1,171	3,006	1,426	1.2
MBF-MF2	0.33	0.31	91%	499	48	1,350	2,815	1,397	1.3
MBF-MF3	0.38	0.37	97%	504	48	2,092	3,310	1,773	1.4
MBF-MF4	0.45	0.42	93%	1,234	48	2,638	3,797	1,511	1.4
MBF-MF5	0.11	0.11	100%	204	48	583	1,029	571	1.8
							Total Onsite ESDv Volume Provided =	6,680	1.08
MBF-PT1	0.13	0.10	77%	213	48	351	972	384	1.2
MBF-PT2	0.22	0.03	14%	212	48	362	946	544	1.8
MBF-PT3	0.29	0.13	45%	252	48	462	1,214	616	1.8
MBF-PT4	0.18	0.14	78%	252	48	456	1,186	616	1.8
							Total Progress St ROW ESD Volume Provided =	2,822	1.44
							Total ESD Volume Provided =	11,503	1.08

WATTS BRANCH SWM FACILITY SUMMARY TABLE

Micro Bioretention Facility	Total DA (Ac.)	Impervious Area (Ac.)	Percent Imperious	Planter Area (sf)	Planting Media Depth (in)	ESD_{VOL} P_E=1" (cf)	VOL_{REQ} P_E=2.6" (cf)	ESDv Provided (cf)	P_E Achieved (in)
MBF-WF1	0.32	0.31	97%	648	48	2,930	2,815	1,397	1.3
MBF-PT	0.29	0.15	77%	213	48	351	972	384	1.2
MBF-PT2	0.22	0.03	14%	213	48	362	946	384	1.8
MBF-PT3	0.29	0.13	94%	252	48	462	1,214	616	1.8
MBF-PT4	0.18	0.12	70%	252	48	456	1,186	616	1.8
							Total Watts Branch ESD Volume Provided =	4,220	0.97

MUDDY BRANCH SWM FACILITY SUMMARY TABLE

Micro Bioretention Facility	Total DA (Ac.)	Impervious Area (Ac.)	Percent Imperious	Planter Area (sf)	Planting Media Depth (in)	ESD_{VOL} P_E=1" (cf)	VOL_{REQ} P_E=2.6" (cf)	ESDv Provided (cf)	P_E Achieved (in)
MBF-WF1	0.36	0.34	94%	648	30	5,171	3,006	1,426	1.2
MBF-WF2	0.38	0.37	97%	504	48	2,092	3,310	1,773	1.4
MBF-WF4	0.45	0.42	93%	1,234	48	2,638	3,797	1,511	1.4
MBF-WF5	0.11	0.11	100%	204	48	583	1,029	571	1.4
							Total Muddy Branch ESD Volume Provided =	7,283	1.08

SHEET INDEX

1 OF 4 COVER SHEET
2 OF 4 PLAN
3 OF 4 INVERT STUDY
4 OF 4 DETAILS

OWNER/DEVELOPER
BOSTON PROPERTIES, INC.
2200 PENNSYLVANIA AVE, NW
SUITE 200W
WASHINGTON, DC 20037
PHONE: 202-585-0800
ATTENTION: CJ OVERLY
EMAIL: coverly@bxp.com

CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
PHONE: 301-916-4100
ATTN: LAURENT G. MOUNAUD
EMAIL: mounaud@vika.com

PROFESSIONAL SEAL

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
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PROFESSIONAL CERTIFICATION:
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, License No. 36749, Expiration Date: JANUARY 21, 2027

LAURENT G. MOUNAUD
NAME

NO.	DESCRIPTION OF REVISION	P.E. INITIAL	DATE	DPW	DATE
	APPROVAL OF REVISIONS AFTER INITIAL PLAN APPROVAL				

BEFORE BEGINNING CONSTRUCTION CONTACT "MISS UTILITY" AT WWW.MISSUTILITY.NET OR 1-800-257-7777 OR 811 AT LEAST 48 HOURS PRIOR TO EXCAVATION

THIS PLAN IS FOR STORMWATER MANAGEMENT ONLY

DESIGNED _____
DRAFTED _____
CHECKED _____

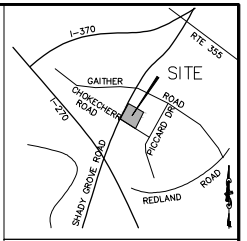
DEPARTMENT OF PUBLIC WORKS
CITY OF
ROCKVILLE
111 MARYLAND AVE. ROCKVILLE, MARYLAND

DEVELOPMENT STORMWATER MANAGEMENT COVER SHEET

SHADY GROVE INNOVATION DISTRICT
PHASE 2
DANAC TECHNOLOGICAL PARK
SUBDIVISION 0201
ELECTION DISTRICT NO. 4 CITY OF ROCKVILLE, MARYLAND

DATE SUBMITTED: 05/23/2025
VIKA JOB NO. VM50554
SCALE
SHEET NO. 1 OF 4
FILE #

LAYOUT: SMC1-MF, Plotted By: laurent.mounaud



VICINITY MAP
SCALE 1"=2,000'

PROPOSED SWM LEGEND

- LIMITS OF DISTURBANCE — LOD
- PROP. RIGHT OF WAY
- EXISTING SITE BOUNDARY
- PROP. STORM DRAIN — PROP SD
- PROP. DRAINAGE DIVIDES TO SWM FACILITIES
- PROP. DRAINAGE DIVIDES TO WATERSHEDS
- EX. DRAINAGE DIVIDES TO WATERSHEDS
- STORMWATER EASEMENT
- PROP. ESD FACILITY
- PROPOSED IMPERVIOUS AREA TREATED BY ESD FACILITY
- PROPOSED IMPERVIOUS AREA NOT TREATED BY ESD FACILITY
- IMPERVIOUS AREA WITHIN CONTIGUOUS RIGHT OF WAY (30')

30 15 0 30 80 120
SCALE: 1"=30'

BEFORE BEGINNING CONSTRUCTION CONTACT "MISS UTILITY" AT WWW.MISSUTILITY.NET OR 1-800-257-7777 OR 811 AT LEAST 48 HOURS PRIOR TO EXCAVATION

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DRAFTED
CHECKED

DEPARTMENT OF PUBLIC WORKS
CITY OF
ROCKVILLE
111 MARYLAND AVE. ROCKVILLE, MARYLAND

DEVELOPMENT STORMWATER MANAGEMENT CONCEPT - PHASE 2A PLAN

SHADY GROVE INNOVATION DISTRICT
PHASE 2
DANAC TECHNOLOGICAL PARK
SUBDIVISION 0201
ELECTION DISTRICT NO. 4 CITY OF ROCKVILLE, MARYLAND

DATE SUBMITTED: 09/20/2024
VIKA JOB NO. VM50554
SCALE
SHEET NO. 2 OF 4
FILE #

PROFESSIONAL CERTIFICATION:
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, License No. 36749 Expiration Date: JANUARY 21, 2027
LAURENT G. MOUNAUD
NAME

PROFESSIONAL SEAL
09/20/2025

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NO.	DESCRIPTION OF REVISION	P.E. INITIAL	DATE	DPW	DATE
	APPROVAL OF REVISIONS AFTER INITIAL PLAN APPROVAL				

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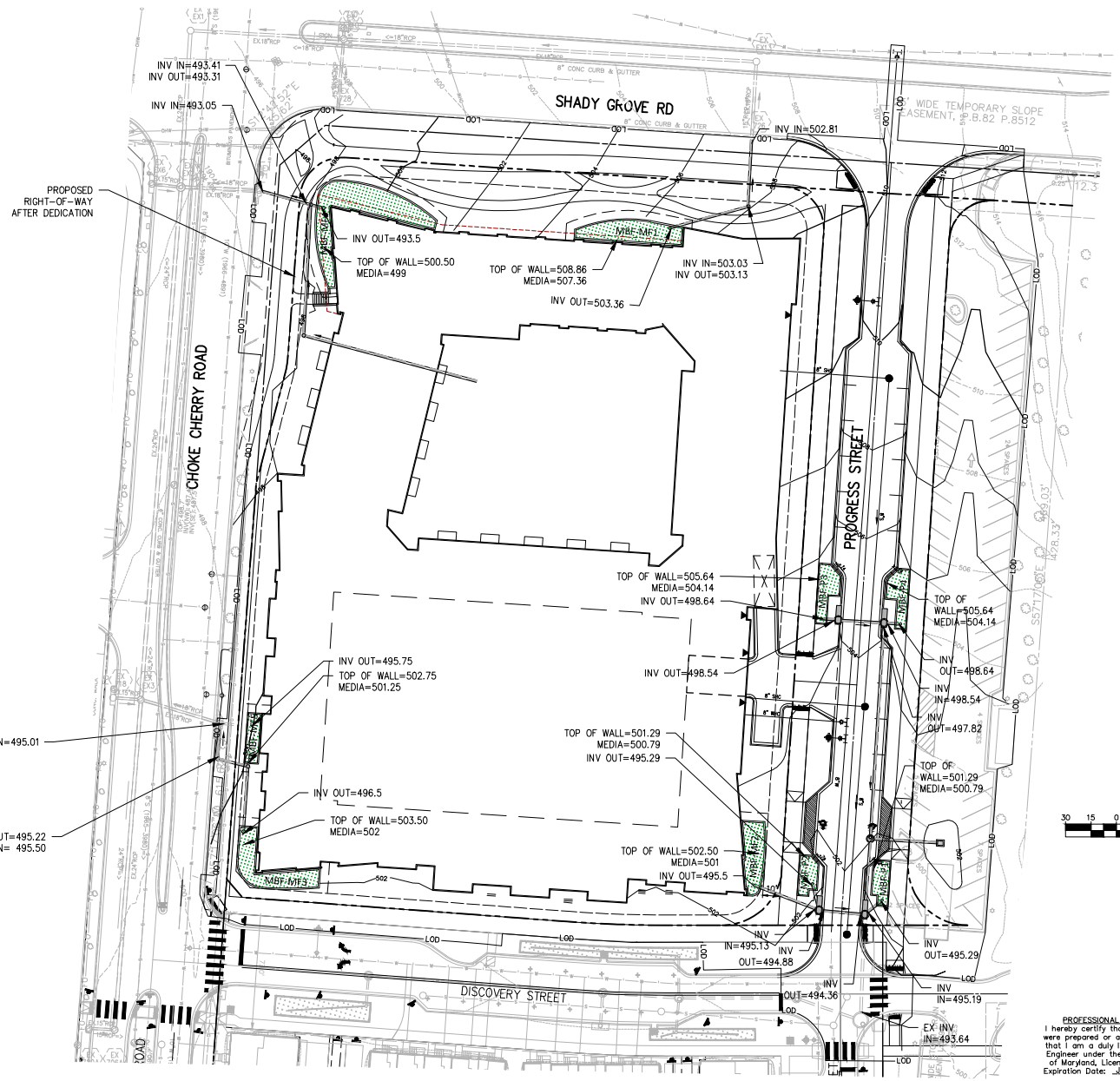

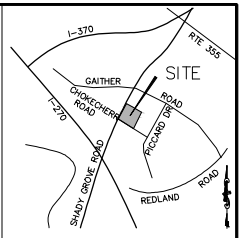

VICINITY MAP
SCALE 1"=2,000'

PROPOSED SWM LEGEND

- LIMITS OF DISTURBANCE — LOD
- PROP. RIGHT OF WAY
- EXISTING SITE BOUNDARY
- PROP. STORM DRAIN — PROP SD
- PROP. ESD FACILITY

30 15 0 30 80 120
SCALE: 1"=30'

BEFORE BEGINNING CONSTRUCTION CONTACT "MISS UTILITY" AT WWW.MISSUTILITY.NET OR 1-800-257-7777 OR 811 AT LEAST 48 HOURS PRIOR TO EXCAVATION

THIS PLAN IS FOR STORMWATER MANAGEMENT ONLY

DESIGNED
DRAFTED
CHECKED

DEPARTMENT OF PUBLIC WORKS
CITY OF
ROCKVILLE
111 MARYLAND AVE. ROCKVILLE, MARYLAND

DEVELOPMENT STORMWATER MANAGEMENT CONCEPT - PHASE 2A INVERT STUDY

SHADY GROVE INNOVATION DISTRICT
PHASE 2
DANAC TECHNOLOGICAL PARK
SUBDIVISION 0201
ELECTION DISTRICT NO. 4 CITY OF ROCKVILLE, MARYLAND

DATE SUBMITTED: 05/23/2025
VIKA JOB NO. VM50554
SCALE
SHEET NO. 3 OF 4
FILE #

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LAURENT G. MOUNAUD
NAME

PROFESSIONAL SEAL
05/30/2025

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	APPROVAL OF REVISIONS AFTER INITIAL PLAN APPROVAL				

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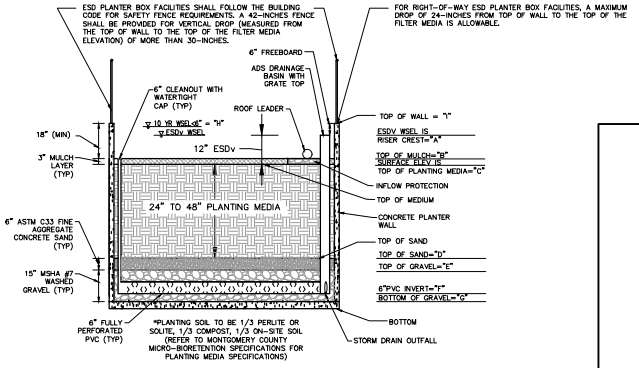


MICRO-BIORETENTION PLANTER BOX
TYPICAL SECTION

PLANTER STYLE

FACILITY	A	B	C	D	E	F	G	H	I
MBF-MF1	508.36	507.61	507.36	504.86	504.36	503.36	503.11	508.64	508.86
MBF-MF2	502	501.25	501	497	496.5	495.5	495.25	502.27	502.50
MBF-MF3	503	502.25	502	498	497.5	496.5	496.25	503.16	503.50
MBF-MF4	500	499.25	499	495	494.5	493.5	493.25	500.32	500.50
MBF-MF5	502	501.25	501	497	496.5	495.5	495.25	502.09	502.50

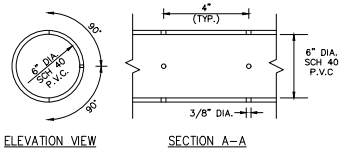
ROADSIDE BIO

FACILITY	A	B	C	D	E	F	G	H	I
MBF-P1	501.79	501.04	500.79	496.79	496.29	495.29	495.04	501.91	502.29
MBF-P2	501.79	501.04	501.79	496.79	496.29	495.29	495.04	501.88	502.29
MBF-P3	505.14	504.39	505.14	500.14	499.64	498.64	498.39	505.27	505.64
MBF-P4	505.14	504.39	505.14	500.14	499.64	498.64	498.39	505.28	505.64

MICRO-BIORETENTION FACILITY - 10YRWSEL

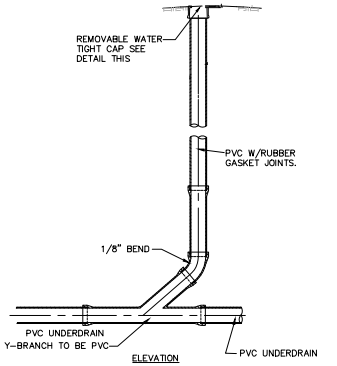
Facility	A_{surf} (sf)	A_{req} (sf)	C	$I_{10YRWSEL}$ (in/hr)	Q_{10YR} (cfs)	Nyloplast Dome Grate Inlet Diameter (ft)	Head* (ft)	Top of Media	Inlet Rim Elevation	Top of Wall Elevation	Pond 10-YRWSEL	Freeboard (ft)
MBF-MF1	15,495	14,847	0.90	7.07	2.26	1.5	0.28	507.36	508.36	508.86	508.64	0.22
MBF-MF2	14,078	13,579	0.91	7.07	2.07	1.5	0.27	501.00	502.00	502.50	502.27	0.23
MBF-MF3	18,611	15,977	0.90	7.07	2.43	1.5	0.16	502.00	503.00	503.50	503.16	0.34
MBF-MF4	19,475	18,221	0.87	7.07	2.75	1.5	0.32	499.00	500.00	500.50	500.32	0.18
MBF-MF5	5,000	4,706	0.90	7.07	0.73	1.5	0.09	501.00	502.00	502.50	502.09	0.41
MBF-P1	5,580	4,276	0.68	7.07	0.60	1.5	0.12	500.79	501.79	502.29	501.91	0.38
MBF-P2	9,541	4,233	0.25	7.07	0.39	1.5	0.09	500.79	501.79	502.29	501.88	0.41
MBF-P3	10,292	5,514	0.37	7.07	0.62	1.5	0.13	504.14	505.14	505.64	505.27	0.36
MBF-P4	7,713	5,485	0.59	7.07	0.74	1.5	0.14	504.14	505.14	505.64	505.28	0.36

*HEAD IS CALCULATED USING NYLOPLAST DOME GRATE INLET CAPACITY CHARTS

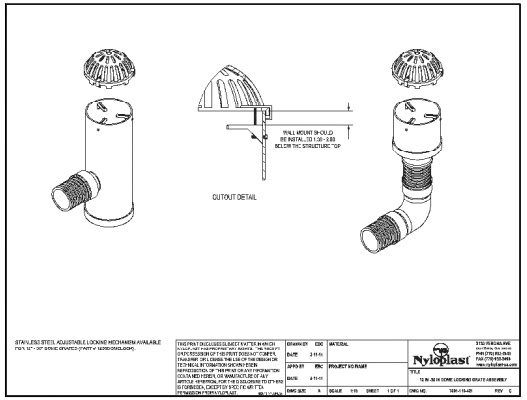


NOTE: PERFORATIONS WILL BE 3/8" DIAMETER AT 4" ON CENTER EVERY 90°

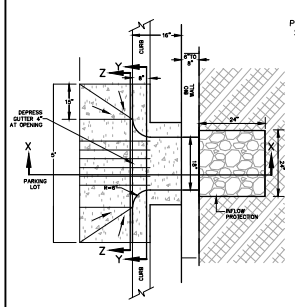
P.V.C PERFORATION DETAIL
N.T.S.



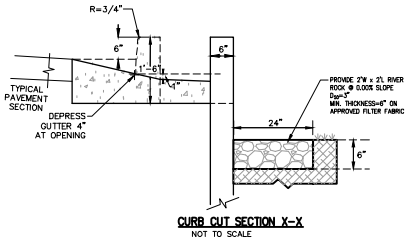
TYPICAL MICRO-BIOFILTER CLEANOUT DETAIL
NOT TO SCALE



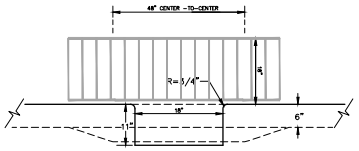
MICRO-BIOFILTER DRAIN BASIN GRATE ASSEMBLY



CURB CUT PLANVIEW
NOT TO SCALE



CURB CUT SECTION X-X
NOT TO SCALE



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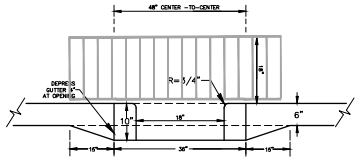
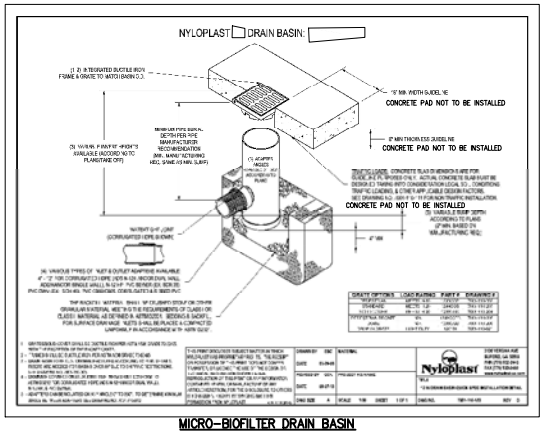


CURB CUT SECTION Z-Z
NOT TO SCALE



MICRO-BIOFILTER DRAIN BASIN

DETAILS FOR INFORMATION ONLY
NOT APPROVED BY THIS CONCEPT

PROFESSIONAL CERTIFICATION:
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, License No. 36749, Expiration Date: JANUARY 21, 2027

LAURENT G. MOUNAUD
NAME

PROFESSIONAL SEAL
09/30/2025

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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NO.	DESCRIPTION OF REVISION	P.E. INITIAL	DATE	DPW	DATE

APPROVAL OF REVISIONS AFTER INITIAL PLAN APPROVAL

BEFORE BEGINNING CONSTRUCTION CONTACT "MISS UTILITY" AT WWW.MISSUTILITY.NET OR 1-800-257-7777 OR 811 AT LEAST 48 HOURS PRIOR TO EXCAVATION

THIS PLAN IS FOR STORMWATER MANAGEMENT ONLY

DESIGNED _____
DRAFTED _____
CHECKED _____

DEPARTMENT OF PUBLIC WORKS
CITY OF
ROCKVILLE
111 MARYLAND AVE. ROCKVILLE, MARYLAND

DEVELOPMENT STORMWATER MANAGEMENT DETAILS

SHADY GROVE INNOVATION DISTRICT
PHASE 2
DANAC TECHNOLOGICAL PARK
SUBDIVISION 0201
ELECTION DISTRICT NO. 4 CITY OF ROCKVILLE, MARYLAND

DATE SUBMITTED: 05/23/2025
VIKA JOB NO. VM50554

SCALE

SHEET NO. 4 OF 4

FILE #

LAYOUT: SMC4-MF, Plotted By: laurent.mounaud

Y:\2050\01-SITE\DOCS\CAD\COMMERCIAL-MULTIFAMILY\SITE\PLOT SHEETS\DPW&M\VM50554SMC4MF_P_SMC_PH2.dwg — Tuesday, September 30, 2025 4:17:05 PM

City of Rockville

October 8, 2025

Mr. CJ Overly
BXP Shady Grove Lot 7, L.L.C., BXP Shady Grove Lot 8, L.L.C.
c/o Boston Properties, Inc.
2200 Pennsylvania Avenue, NW, Suite 200W
Washington, District of Columbia 20037

SUBJECT: 15825 Shady Grove Road – Shady Grove Innovation District – Development Stormwater Management Concept Approval; SMC2024-00010, STP2024-00492

Dear Mr. Overly:

The Development Stormwater Management (SWM) Concept (Concept) received on May 28, 2024, 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 = 1.05-inch, equivalent to 58 percent of the required ESD volume (ESD_V), which exceeds the level of ESD as established by the Pre-Application SWM Concept letter dated January 4, 2019.

This site is 4.3 acres and is identified as Lot 7, Danac Technological Park, situated at 15825 Shady Grove Road, southeast of the intersection of Shady Grove Road and Gaither Road. The proposed development includes the construction of lab/ office building and parking garage. The property is located in the Muddy Branch Watershed and Watts Branch Watershed and is zoned MXE (Mixed Use Zone). The on-site soils are predominately Urban Land which is classified as hydrologic soil group (HSG) D.

According to the Rockville City Code (Code), Chapter 19, Section 19-2, Definitions of the 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 81 percent impervious.

In accordance with the Code, 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 6.93 acres which is 100 percent of the site, and the on-site impervious area subject to SWM is 3.15 acres.

Per the Code, Chapter 19, Section 19-46, SWM also must be provided for imperviousness in a portion of the adjacent Shady Grove Road and Gaither Road Right-of-Way (ROW). According to the submitted Concept, the total impervious area in the adjacent ROW subject to SWM is 0.63 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:

- Lab/ Office building and separate parking garage.

Total on-site impervious area subject to SWM = 3.15 acres.

Environmental Site Design Measures

- The Concept proposes to provide a minimum P_E = 1.05-inch equivalent to 58 percent of the required ESD_V in the following on-site measures:
  - 11 Micro-bioretention Facilities.

- Summary of ESD:
  - Total ESD_V provided = 12,122 cubic feet (cf.).
  - Total ESD_V required = 20,766 cf.
  - Percentage of ESD_V provided = 12,122 cf./ 20,766 cf. = 58 percent.

Structural Measures and/or Alternative Measures –

- Alternative Measures – Monetary contribution in-lieu of providing full ESD and in-lieu of providing Qp_{10} for the 3.15 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 0.63 acres of impervious area in the adjacent ROW of Shady Grove Road and Gaither Road.

CONDITIONS OF APPROVAL

Staff has determined that ESD to the MEP has been met.

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 the Code, Chapter 19, Section 19-44, SWM must be provided by one of the following methods, which are listed in order of priority respectively: on-site ESD measures, on-site structural measures, and alternative measures which may include a monetary contribution.

This Development SWM Concept is conditionally approved subject to the following conditions, which must be addressed at the stages in the process as indicated below:

An equivalent of 58 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 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 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 11 micro-bioretention facilities. Deviations from the specification must be approved by DPW.
      ii) Computations and plans must show the ESD_V water surface elevation.
      iii) Utilize flow splitters, curb cuts, flow through inlets, or other methods approved by DPW to direct.
      iv) Overflow structures, underdrains, and tee configurations within the micro-bioretention facilities must be shown on the SWM construction plans and approved by DPW.
      v) Where proximity of the micro-bioretention facilities to the building and parking garage is less than 10-feet, a licensed professional engineer in the State of Maryland must determine if any special treatment, including impermeable liners, is required. Evidence of such investigation and recommendation must be provided with the final engineering.
      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 facilities.
      vii) SWM practices located within the public right-of-way must provide fall prevention barriers and follow Montgomery County Department of Transportation's (MCDOT) requirements for SWM facilities in the ROW. SWM practices adjacent to pedestrian and parking uses shall meet MCDPS WRTP-8 design guidelines for safe placement and fall prevention barriers.
      viii) Architectural/plumbing plans for the building must clearly detail the routing of roof runoff through the building to the micro-bioretention facilities and must be provided for review to DPW.
      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.

3) Storage provided exceeding the amount require to treat the one year, 24-hour design storm shall not be credited towards the total water quality (ESD or structural) volume provided.
4) The Applicant shall make a monetary contribution to the City Stormwater Fund as an Alternative to providing Cp_V, WQ_V, and Qp_{10} for any new or replacement impervious area created by the construction of the development not treated on-site; and as an Alternative to providing 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.
    i) Monetary contribution is required for the following:
        - Impervious area used is based on the prorated area that is not treated by ESD practices. On-site ESD is provided for 58 percent of the required volume; therefore, 42 percent of the 3.15 acre (1.32 acre) must be provided by a SWM alternative (Monetary Contribution). Partial WQ_V is calculated at 50 percent of the WQ_V rate applied to the impervious area not treated. Partial Cp_V is calculated at 100 percent of the Cp_V rate applied to the impervious area not treated.
            a) Full On-site Qp_{10} for 3.15 acres.
            b) Full Contiguous ROW Cp_V, WQ_V, and Qp_{10} for 0.63 acres.
5) 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.
6) Submit on-site Storm Drain plans (24"x36") and computations signed and sealed by a PE licensed in the State of Maryland, except as otherwise noted, for review by the DPW.
7) Post financial security based on the final approved SWM construction cost estimate in a format acceptable to the City Attorney, either by letter of credit or performance bond. Approval, which is coordinated through DPW staff, is required prior to SMP permit issuance.
8) Obtain approval of an FCP from the City Forester prior to DPW issuance of the SMP permit.
9) Required approvals and permits for drainage connections to existing storm drains in MCDOT easements and ROWs must be obtained prior to the issuance of a SMP.
10) Obtain approval from WSSC for any WSSC utilities crossing proposed ESD facilities prior 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.

Docusign Envelope ID: DDEE2350-14DB-4311-B69F-A6EE1864A724

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.
Chief of Engineering

JKS/DJW/ktt

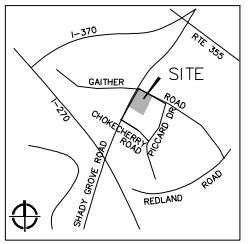
Attachment: Shady Grove Innovation District/ Phase 2 Commercial – Development SWM Concept Plan, dated May 23, 2025.

cc: James Lapping, P.E., Engineering Supervisor
Shaun Ryan, Planning Supervisor
Kimia Zolfagharian, Principal Planner
Laurent Mounaud, VIKA
SWM Concept file
Permit plan, SMC2024-00010, STP2024-00492
Day file

SHADY GROVE INNOVATION DISTRICT

DEVELOPMENT STORMWATER MANAGEMENT PLAN
PHASE 2 - COMMERCIAL

4TH ELECTION DISTRICT, CITY OF ROCKVILLE
MONTGOMERY COUNTY, MARYLAND
SMC2024-00010



VICINITY MAP
SCALE: 1"=2,000'

SWM CONCEPT SUMMARY TABLE
General Property Information
SMC#: 2024-00010
Type of Concept: Stormwater Management Concept Development
Development Review Process/Case No.: STP2024-00002
Property Address: 15825 Shady Grove Road, 2008, 2008, 2032 Gaither Road, Rockville MD 20855
Property Legal Description: Lot 7, B Block N/A Subdivision: Danac Technological Park
Property Site (Lac/sq ft.): 30.33 acres / 1,321,220 square feet (Project Plan #120170040 Plans)
Total Disturbed Area (ac./sq ft.): 4.5 acres / 187,631.8 square feet
Zoning: MXE
Watershed: Muddy Branch and Watts Branch Watersheds
100 YR Floodplains: n/a
Ex. % impervious/Redevelopment or New Development: 81.08% over entire Project Plan #120170040 Area Redevelopment
SWM Summary
Total On-Site Impervious Area subject to SWM: 3.45 acres (137,046 sq ft.)
Required P_E / Proposed P_E: 1.8 inches / 1.09 inches
Target ESDv/Provided ESDv: 20,780 cu.ft. / 12,122 cu.ft.
ESD Measures: 11 Micro Bioretention Facilities
Structural Storage Required/Provided: WQv to be provided by SWM Pond constructed under previous plans
Structural Measures: SWM Pond constructed under previous plans
Qp10 (10-Year Quantity Control) Measures: Monetary Contribution
Contiguous Right-of-Way Impervious Area subject to SWM: 0.63 acres
Contiguous Right-of-Way Cpv (Channel Protection Volume) & WQv (Water Quality Volume) Measures: Monetary Contribution
Contiguous Right-of-Way Qp10 (10-Year Quantity Control) Measures: Monetary Contribution

NOTE:
THIS DEVELOPMENT STORMWATER MANAGEMENT PLAN ASSUMES THE PROPOSED REGIONAL POND (SMP2025-00005) WILL BE BUILT PRIOR TO REQUESTING PERMIT ISSUANCE FOR PROPOSED PHASE 2 DEVELOPMENT.

OVERALL SWM FACILITY SUMMARY TABLE

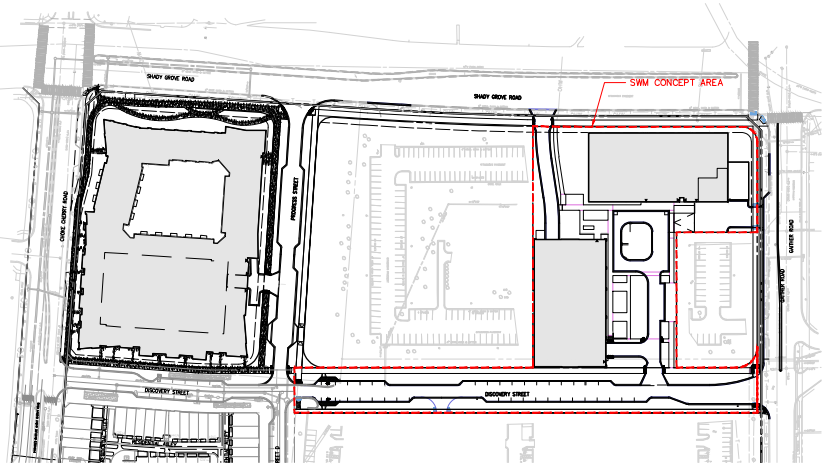
Micro Bioretention Facility	Total DA (Ac.)	Impervious Area (Ac.)	Percent Impervious	Planter Area (sf)	Planting Media Depth (in)	ESD_{Vol} P_E=1" (cf)	VOL_{req} P_E=2.6" (cf)	ESDv Provided (cf)	P_E Achieved (in)
MBF-CM1	0.44	0.37	84%	984	36	1,297	3,320	2,986	2.6
MBF-CM2	0.22	0.18	80%	353	36	1,184	1,746	968	1.8
MBF-CM3	0.45	0.42	93%	1,331	24	2,608	3,751	2,062	1.8
MBF-CM4	0.17	0.11	65%	385	36	705	1,019	1,019	2.6
MBF-CM5	0.18	0.16	89%	350	36	1,117	1,645	704	1.1
MBF-CM6	0.14	0.11	80%	281	24	830	1,181	780	1.7
Total Onsite ESD Volume Provided =								8,701	1.07
MBF-D1	0.21	0.15	71%	233	48	525	1,398	852	1.2
MBF-D2	0.21	0.14	67%	259	48	698	1,254	725	1.4
MBF-D3	0.25	0.17	68%	292	48	921	1,862	918	1.4
MBF-D4	0.13	0.10	80%	135	48	356	921	576	1.6
MBF-D5	0.35	0.22	63%	355	48	784	2,028	846	1.1
Total ROW ESD Volume Provided =								3,422	1.01
Total ESD Volume Provided =								12,122	1.85

MUDDY BRANCH WATERSHED SWM FACILITY SUMMARY TABLE

Micro Bioretention Facility	Total DA (AC.)	Impervious Area (Ac.)	Percent Impervious	Planter Area (sf)	Planting Media Depth (in)	ESD_{Vol} P_E=1" (cf)	VOL_{req} P_E=2.6" (cf)	ESDv Provided (cf)	P_E Achieved (in)
MBF-CM2	0.22	0.18	80%	353	36	1,184	1,746	968	1.8
MBF-CM4	0.17	0.11	65%	385	36	705	1,019	1,019	2.6
MBF-CM5	0.18	0.16	89%	350	36	1,117	1,645	704	1.1
Total Muddy Branch ESD Volume Provided =								2,769	1.81

WATTS BRANCH WATERSHED SWM FACILITY SUMMARY TABLE

Micro Bioretention Facility	Total DA (Ac.)	Impervious Area (Ac.)	Percent Impervious	Planter Area (sf)	Planting Media Depth (in)	ESD_{Vol} P_E=1" (cf)	VOL_{req} P_E=2.6" (cf)	ESDv Provided (cf)	P_E Achieved (in)
MBF-CM1	0.44	0.37	84%	984	36	1,297	3,320	2,986	2.6
MBF-CM3	0.45	0.42	93%	1,331	24	2,608	3,751	2,062	1.8
MBF-CM6	0.14	0.11	100%	282	24	1,117	1,645	704	1.1
MBF-D1	0.21	0.15	71%	233	48	525	1,398	852	1.2
MBF-D2	0.21	0.14	67%	259	48	698	1,254	725	1.4
MBF-D3	0.25	0.17	68%	292	48	921	1,862	918	1.4
MBF-D4	0.13	0.10	80%	135	48	356	921	576	1.6
MBF-D5	0.35	0.22	63%	355	48	784	2,028	846	1.1
Total Watts Branch ESD Volume Provided =								9,353	1.16



STORMWATER MANAGEMENT CONCEPT GENERAL NOTES

1. ALL STORM DRAIN PIPES PROPOSED ARE EITHER REINFORCED CONCRETE PIPE (RCP), HIGH PERFORMANCE POLYPROPYLENE (HP) OR POLYVINYL CHLORIDE (PVC).
2. STORM DRAIN PIPE SIZES SHOWN ARE ESTIMATED AND ARE SUBJECT TO CHANGE DURING FINAL ENGINEERING DESIGN.
3. QUANTITY AND LOCATION OF ENVIRONMENTALLY SENSITIVE DESIGN (ESD) MEASURES ARE SUBJECT TO CHANGE DURING FINAL ENGINEERING DESIGN.
4. ALL WATER AND SEWER LINES SHOWN ARE APPROXIMATE AND ARE SUBJECT TO CHANGE UPON FINAL ENGINEERING DESIGN.
5. ALL UTILITY LAYOUTS SHOWN ON THIS CONCEPT PLAN ARE SUBJECT TO ADJUSTMENT IN LOCATION, SIZE AND CONFIGURATION DURING FINAL ENGINEERING TO ACCOMMODATE LOCATIONS OF TREES, DRY UTILITIES, STREET LIGHTS AND OTHER CONFLICTING FEATURES. LAYOUTS SHOWN HEREON ARE CONCEPTUAL AND NOT INTENDED TO REFLECT FINAL LOCATION OF THESE UTILITIES.
6. ESD PLANTER BOX FACILITIES IN THE PUBLIC RIGHT-OF-WAY SHALL HAVE A VERTICAL DROP (MEASURED FROM THE TOP OF WALL TO THE TOP OF THE FILTER MEDIA ELEVATION) OF LESS THAN 24-INCHES AND MUST PROVIDE AN 18-INCHES SAFETY FENCE/RAIL.
7. ESD PLANTER BOX FACILITIES SHALL FOLLOW THE BUILDING CODE FOR SAFETY FENCE REQUIREMENTS. A 42-INCH FENCE SHALL BE PROVIDED FOR VERTICAL DROP (MEASURED FROM THE TOP OF WALL TO THE TOP OF THE FILTER MEDIA ELEVATION) OF MORE THAN 30-INCHES AND A 18" SAFETY FENCE SHALL BE PROVIDED FOR VERTICAL DROP BETWEEN 24" AND 30".
8. ESD PLANTER BOXES SHALL BE OUTSIDE OF THE BUILDING FOUNDATION ZONE OF INFLUENCE. THE BUILDING FOUNDATION DESIGN SHALL TAKE INTO CONSIDERATION LOADS ASSOCIATED WITH THE ESD PLANTER BOX.

OWNER/DEVELOPER
BOSTON PROPERTIES, INC.
2200 PENNSYLVANIA AVE, NW
SUITE 200W
WASHINGTON, DC 20037
PHONE: 202-585-0800
ATTENTION: CJ OVERLY
EMAIL: coverly@bxp.com

CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
PHONE: 301-916-4100
ATTN: LAURENT G. MOUNAUD
EMAIL: mounaud@vika.com

SHEET INDEX

1 OF 4	COVER SHEET
2 OF 4	PLAN
3 OF 4	INVERT STUDY
4 OF 4	DETAILS

PROFESSIONAL CERTIFICATION:
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, License No. 36749, Expiration Date: JANUARY 21, 2027

LAURENT G. MOUNAUD
NAME

PROFESSIONAL SEAL
10/01/2025

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DRAFTED _____
CHECKED _____

DEPARTMENT OF PUBLIC WORKS
CITY OF
ROCKVILLE
111 MARYLAND AVE. ROCKVILLE, MARYLAND

DEVELOPMENT STORMWATER MANAGEMENT COVER SHEET

SHADY GROVE INNOVATION DISTRICT
PHASE 2
DANAC TECHNOLOGICAL PARK
SUBDIVISION 0201
ELECTION DISTRICT NO. 4 CITY OF ROCKVILLE, MARYLAND

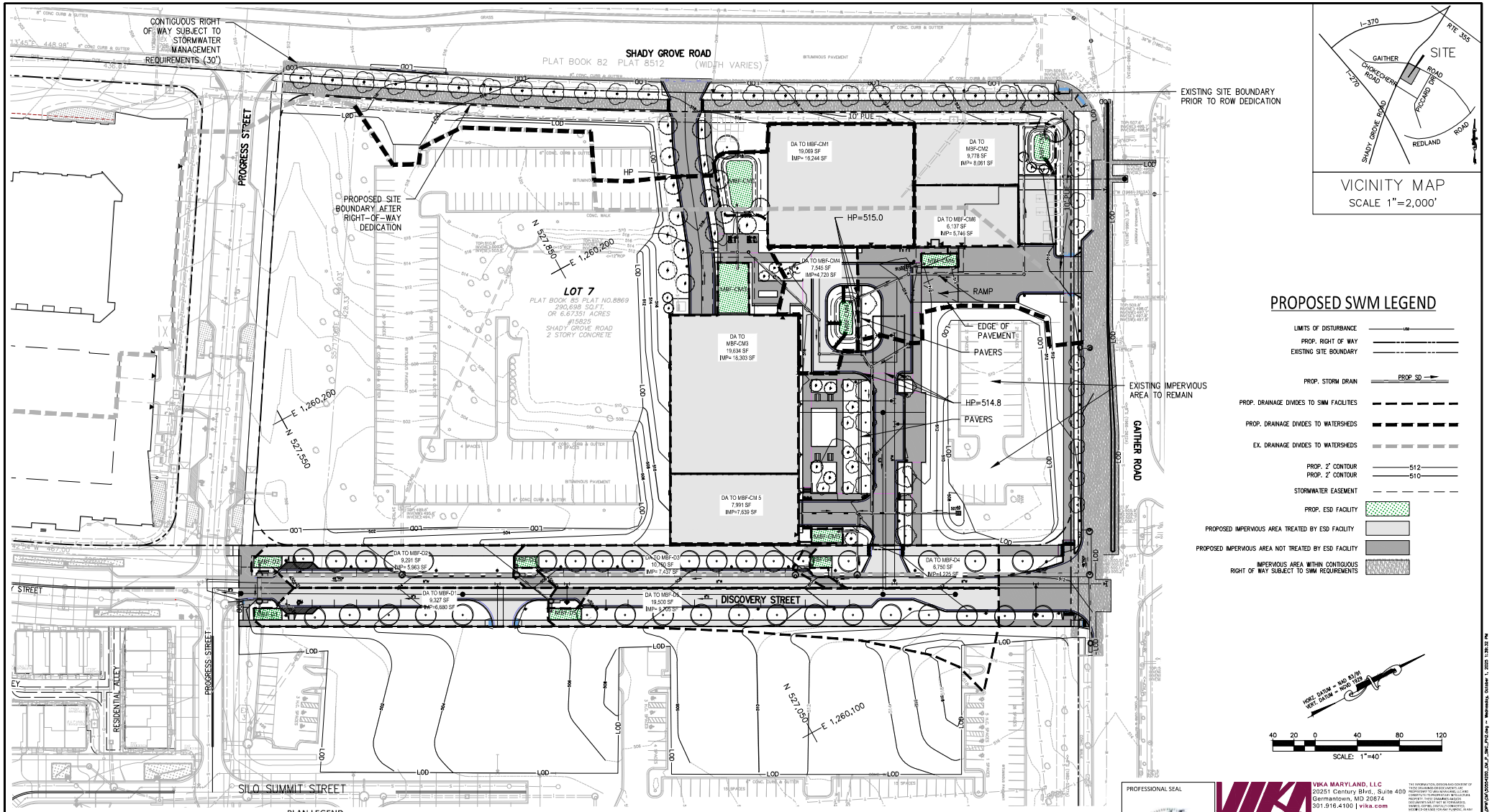
DATE SUBMITTED: 05/23/2025
VIKA JOB NO. VM50554

SCALE

SHEET NO. 1 OF 4

FILE #

LAYOUT: SMC1-CM, Plotted By: laurent.mounaud



VICINITY MAP
SCALE 1"=2,000'

PROPOSED SWM LEGEND

- LIMITS OF DISTURBANCE — LOD
- PROP. RIGHT OF WAY
- EXISTING SITE BOUNDARY
- PROP. STORM DRAIN — PROP SD
- PROP. DRAINAGE DIVIDES TO SWM FACILITIES
- PROP. DRAINAGE DIVIDES TO WATERSHEDS
- EX. DRAINAGE DIVIDES TO WATERSHEDS
- PROP. 2' CONTOUR — 512
- PROP. 2' CONTOUR — 510
- STORMWATER EASEMENT
- PROP. ESD FACILITY
- PROPOSED IMPERVIOUS AREA TREATED BY ESD FACILITY
- PROPOSED IMPERVIOUS AREA NOT TREATED BY ESD FACILITY
- IMPERVIOUS AREA WITHIN CONTIGUOUS RIGHT OF WAY SUBJECT TO SWM REQUIREMENTS

HORZ. DATUM = NAD 83/91
VERT. DATUM = NGVD 1929

40 20 0 40 80 120
SCALE: 1"=40'

PLAN LEGEND

- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE LINE
- EXISTING NATURAL GAS CONDUIT
- EXISTING OVERHEAD WIRES
- EXISTING TELEPHONE CONDUIT
- EXISTING SANITARY SEWER CONDUIT
- EXISTING STORM DRAIN CONDUIT
- EXISTING WATER CONDUIT
- LOD — LIMITS OF DISTURBANCE
- SVB — EXISTING STREAM VALLEY BUFFER
- 120' / 85' — BUILDING HEIGHT ALLOWED / BUILDING HEIGHT ILLUSTRATED

- EXISTING GUY POLE
- EXISTING GAS VALVE
- EXISTING LIGHT POLE
- EXISTING PHONE PEDESTAL
- EXISTING PHONE MANHOLE
- EXISTING UTILITY POLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING ELECTRICAL JUNCTION BOX
- EXISTING ELECTRICAL MANHOLE
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING FIRE HYDRANT
- PROPOSED STORMWATER MANAGEMENT BIO
- EXISTING BOLLARD
- EXISTING SIGN POST
- EXISTING WOOD POST
- EXISTING CURB INLET
- EXISTING CONCRETE
- EXISTING SANITARY MANHOLE
- EXISTING TRAFFIC SIGNAL POLE
- EXISTING TREE
- EXISTING CABLE TELEVISION PEDESTAL
- EXISTING UNKNOWN UTILITY MANHOLE
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- EXISTING WATER VALVE
- DOOR LOCATION
- EXISTING GAS MANHOLE

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LAURENT G. MOUNAUD
NAME

PROFESSIONAL SEAL
10/01/2025

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DEVELOPMENT STORMWATER MANAGEMENT PLAN

SHADY GROVE INNOVATION DISTRICT
PHASE 2
DANAC TECHNOLOGICAL PARK
SUBDIVISION 0201
ELECTION DISTRICT NO. 4 CITY OF ROCKVILLE, MARYLAND

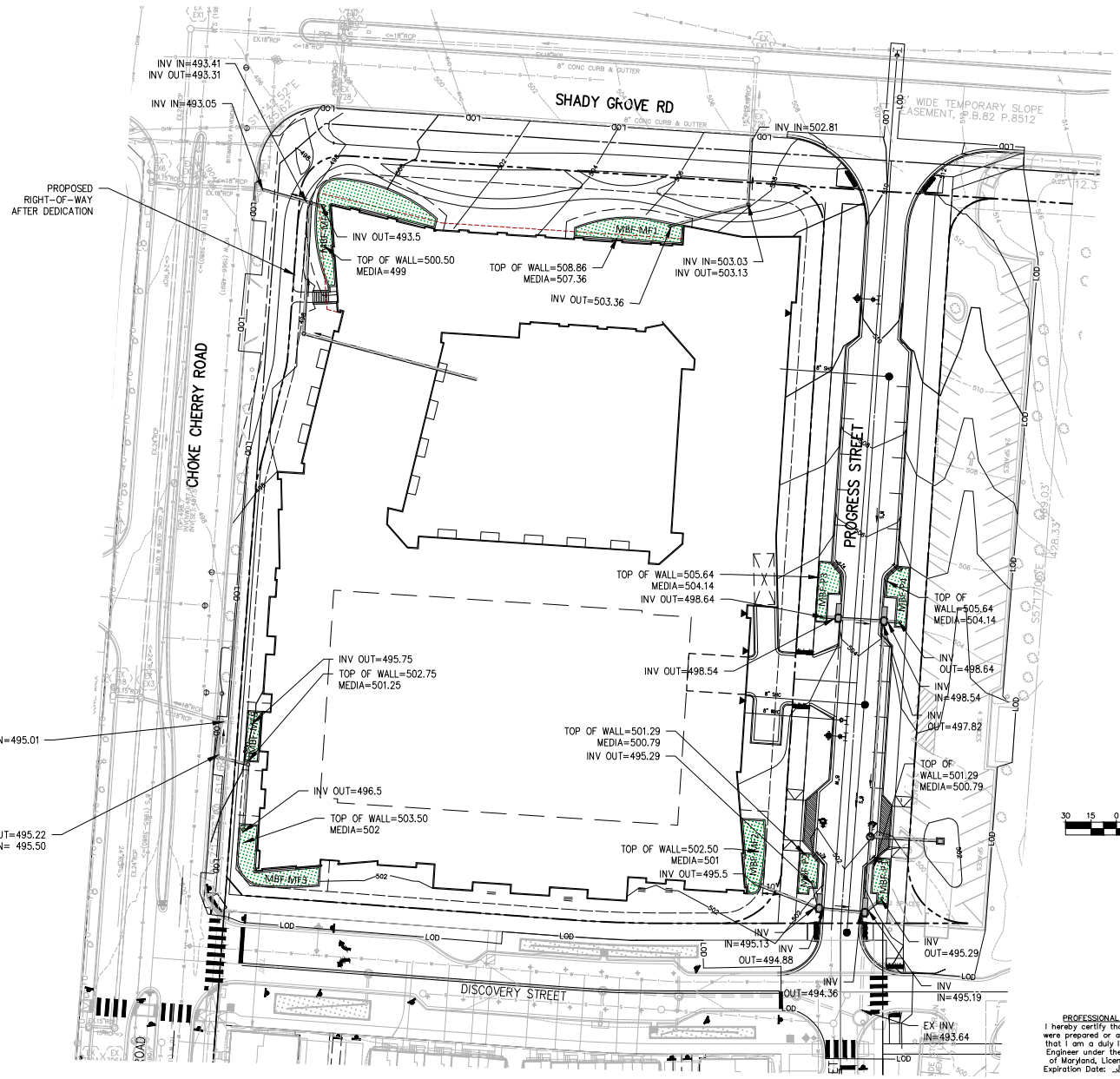
DATE SUBMITTED: 09/20/2024
VIKA JOB NO. VM50554

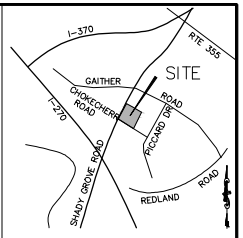
SCALE

SHEET NO. 2 OF 4

FILE #

LAYOUT: SMC2-CM, Plotted By: laurent.mounaud





VICINITY MAP
SCALE 1"=2,000'

PROPOSED SWM LEGEND

- LIMITS OF DISTURBANCE — LOD
- PROP. RIGHT OF WAY
- EXISTING SITE BOUNDARY
- PROP. STORM DRAIN — PROP SD
- PROP. ESD FACILITY

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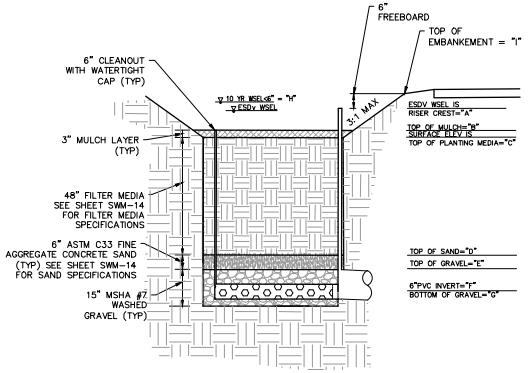
DEVELOPMENT STORMWATER MANAGEMENT CONCEPT - PHASE 2A INVERT STUDY

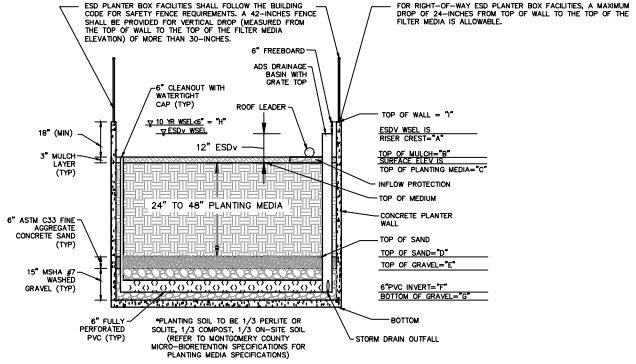
SHADY GROVE INNOVATION DISTRICT
PHASE 2
DANAC TECHNOLOGICAL PARK
SUBDIVISION 0201
ELECTION DISTRICT NO. 4 CITY OF ROCKVILLE, MARYLAND

DATE SUBMITTED: 05/23/2025
VIKA JOB NO. VM50554
SCALE
SHEET NO. 3 OF 4
FILE #

LAYOUT: SWC3-MF, Plotted By: laurent.mounaud



MICRO-BIORETENTION GRADED-IN TYPICAL SECTION



MICRO-BIORETENTION PLANTER BOX TYPICAL SECTION

PLANTER STYLE

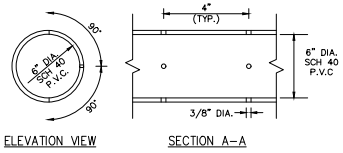
FACILITY	A	B	C	D	E	F	G	H	I
MBF-CM3	518	517.25	517	516	514.5	513.5	513.25	518.32	518.00
MBF-CM5	513	512.25	512	510	509.5	508.5	508.25	513.98	513.50
MBF-CM8	513	512.25	512	510	509.5	508.5	508.25	513.13	513.00

ROADSIDE BIO

FACILITY	A	B	C	D	E	F	G	H	I
MBF-D1	502.66	501.31	501.06	497.56	496.56	495.56	496.31	502.25	502.38
MBF-D2	502.23	501.48	501.23	497.23	496.23	495.73	495.48	502.38	502.73
MBF-D3	506.13	505.38	505.13	501.13	500.80	499.63	499.38	506.37	506.63
MBF-D4	510.44	509.69	509.44	505.44	504.94	503.94	503.69	510.50	510.94
MBF-D5	500.69	500.94	500.69	501.09	501.19	500.19	499.94	500.50	501.19

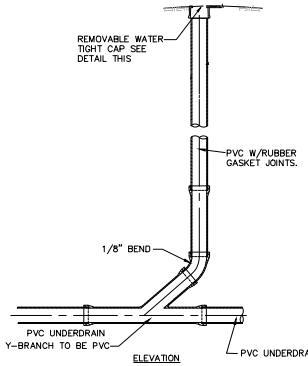
REGULAR BIO

FACILITY	A	B	C	D	E	F	G	H	I
MBF-CM1	518	517.25	517	514	513.5	513.5	512.25	518.26	518.00
MBF-CM6	510	509.25	509	506	505.5	504.5	504.25	510.14	510.50
MBF-CM4	514	513.25	513	510	509.5	508.5	508.25	514.14	514.50

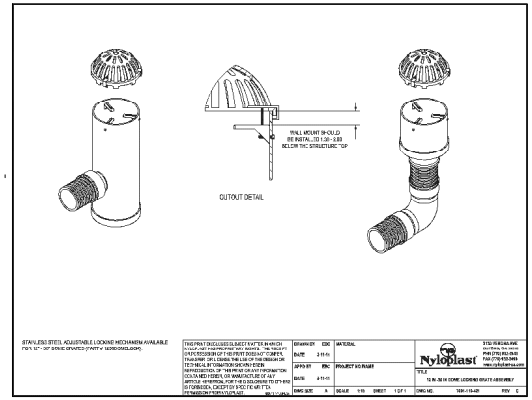


NOTE: PERFORATIONS WILL BE 3/8" DIAMETER AT 4" ON CENTER EVERY 90°

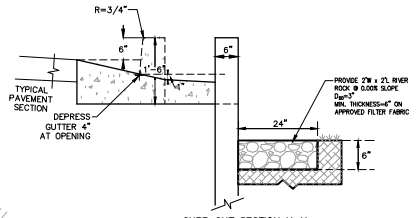
P.V.C PERFORATION DETAIL
N.T.S.



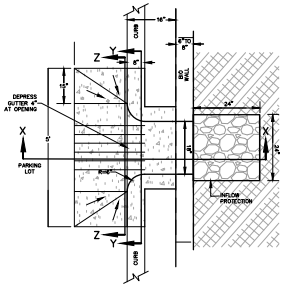
TYPICAL MICRO-BIOFILTER CLEANOUT DETAIL
NOT TO SCALE



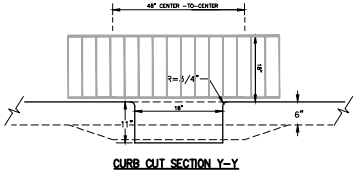
MICRO-BIOFILTER DRAIN BASIN GRATE ASSEMBLY



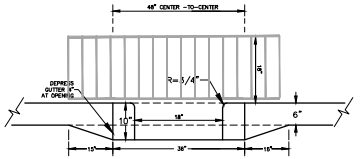
CURB CUT SECTION X-X
NOT TO SCALE



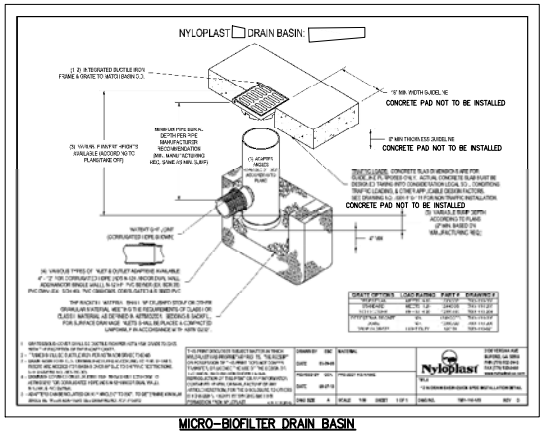
CURB CUT PLANVIEW
NOT TO SCALE



CURB CUT SECTION Y-Y
NOT TO SCALE



CURB CUT SECTION Z-Z
NOT TO SCALE



MICRO-BIOFILTER DRAIN BASIN

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NAME

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DEPARTMENT OF PUBLIC WORKS
CITY OF
ROCKVILLE
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DEVELOPMENT STORMWATER MANAGEMENT DETAILS

SHADY GROVE INNOVATION DISTRICT
PHASE 2
DANAC TECHNOLOGICAL PARK
SUBDIVISION 0201
ELECTION DISTRICT NO. 4 CITY OF ROCKVILLE, MARYLAND

DATE SUBMITTED: 05/23/2025
VIKA JOB NO. VM50554

SCALE

SHEET NO. 4 OF 4

FILE #

LAYOUT: SMC4-DM, Plotted By: laurent.mounaud

PLANNING COMMISSION Meeting Date: November 12, 2025
Agenda Item Type: RECOMMENDATION TO MAYOR AND COUNCIL
Department: CPDS - DEVELOPMENT REVIEW
Responsible Staff: CHRISTOPHER DAVIS

Subject

Recommendation to Mayor and Council on Project Plan PJT2025-23, to Permit Construction of a 147-unit Affordable Multifamily Building along with a Building Height Waiver and Parking Reduction in the PD-RCI (Planned Development – Rockville Center Inc.) Zone at 41 Maryland Avenue; SCG Development Holdings, LLC, Comstock 41 Maryland, LLC, Comstock 44 Maryland, LLC, Applicants

Department

CPDS – Development Review

Recommendation

Staff recommends that the Planning Commission forward to the Mayor and Council a recommendation to approve Project Plan application PJT2025-00023 including the requested height waiver WAV2025-00015 and parking reduction WAV2025-00016, subject to the findings and conditions identified in this report.

Overview

Case: Project Plan PJT2025-00023

Location: 41 Maryland Avenue

Staff: Chris Davis, Senior Planner
Community Planning and Development Services
240.314.8201
cdavis@rockvillemd.gov

Applicant: SCG Development Holdings, LLC, Comstock 41 Maryland, LLC, Comstock 44 Maryland, LLC

Filing Date: April 3, 2025

Executive Summary

SCG Development Holdings, LLC along with Comstock 41 Maryland LLC and Comstock 44 Maryland, LLC (collectively known as the "Applicant) has filed a Project Plan application to permit redevelopment of the existing surface parking lot located at 41 Maryland Avenue (the "Property") into a 12-story multi-family residential building containing a maximum of 147 dwelling units for affordable housing. In order to allow this project as proposed, an amendment to the Rockville Center Inc., Planned Development ("PD") is required pursuant to Section 25.14.07 of the Zoning Ordinance. The Applicant has also submitted requests to reduce the on-site parking provided to zero (0) spaces and exceed the maximum building height limitations of the MXTD zone by 17.25 feet.

The PD was initially approved by the Planning Commission on April 27, 1994, as Preliminary Development Plan PDP94-00001 to allow redevelopment of the former Rockville Mall site with a mixed-use multi-building development consisting of approximately 1.62 million square feet of office, retail and residential land uses, including a mixed-use development on the subject Property with at least 117 dwelling units and 11,260 square feet of retail space. Since the approval of the original PDP, several amendments have also been approved related to other parcels within the PDP but none were associated with the Property.

PD amendments require the filing of a Project Plan amendment application, which may be approved only if the Mayor and Council find that approval of the application will not:

a. Adversely affect the health or safety of persons residing or working in the neighborhood of the proposed project;
b. Be in conflict with the Plan;
c. 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 (APFS);
d. Constitute a violation of any provision of the Zoning Ordinance or other applicable law; or
e. Adversely affect the natural resources or environment of the City or surrounding areas.

In accordance with Section 25.07.07 of the Zoning Ordinance, the Mayor and Council and Planning Commission were previously briefed on this Project Plan application by the Applicant. The Planning Commission will now consider the Applicant's proposal and make a recommendation to the Mayor and Council on the applications. The Mayor and Council is scheduled to hold a public hearing and consider approval of the Project Plan on November 17, 2025. Should the Mayor and Council ultimately approve the

Project Plan, the Applicant will be required to submit a subsequent site plan application for consideration by the Planning Commission.

Site Description

Location: 41 Maryland Avenue

Planning Area: Planning Area 1 – Town Center

Land Use Designation: OCRM – Office Commercial Residential Mix

Zoning District: PD-RCI (Planned Development – Rockville Center Inc.) with MXTD (Mixed-Use Transit District) Equivalent Zone

Existing Use: Surface Parking Lot

Proposed Use: 12-story multifamily building with 147 affordable housing dwelling units

Site Area: 0.42 acres (18,150 square feet)

Building Height: 137.25 feet (Maximum 120 feet above the 448' elevation)

Surrounding Land Use and Zoning

	Zoning	Planned Land Use	Existing Use
North	PD – TS (Planned Development – Town Square)	CRM – Commercial Residential Mix	Multifamily Residential & Commercial
East	PD – RCI (Planned Development – Rockville Center Inc.)	OCRM – Office Commercial Residential Mix	Multifamily Residential & Commercial
South	MXTD (Mixed-Use Transit District) & PARK (Park Zone)	OCRM – Office Commercial Residential Mix & P – Public Park	Commercial & Public Park
West	MXTD (Mixed-Use Transit District)	OCRM – Office Commercial Residential Mix	Multifamily Residential

The Property is identified as Parcel 2-H of the Rockville Town Center subdivision (Plat No. 20464) recorded on June 4, 1997. The Property is approximately 0.42 acres (18,150 square feet) and is located at the southwest corner of Maryland Avenue and East Middle Lane. The Property is a narrow corner lot that is rectangular in shape and mostly flat with a slight upward sloping occurring along its Maryland Avenue frontage. The Property's frontage along East Middle Lane is approximately 82 feet and the Maryland

Avenue frontage is approximately 296 feet. The Property is within the PD-RCI (Planned Development – Rockville Center Inc.) Zone with an equivalent zone of MXTD (Mixed-Use Transit District) and is subject to the Rockville Center Inc. Planned Development governing documents.

The site is currently improved with a privately owned surface parking lot that has existed since the late 1990s. The site immediately abuts the Victoria Condominiums building at 24 Courthouse Square to the west while also abutting the rear of a commercial building to the south at 30 Courthouse Square. A chain-link fence lines the edge of the parking lot with a landscaped area, mature trees and sidewalks occurring beyond along both frontages.

On September 21, 1994, the Planning Commission approved Use Permit application USE94-0531 for the construction of a temporary parking lot located on the Property. In reviewing the staff report provided for this application, it was indicated that such parking lot was intended to be temporary and would, "ultimately be developed as a residential apartment building." Under the PDP, the Planning Commission had previously approved a residential development containing a minimum of 117 dwelling units on the Property.

On February 25, 2004, the Planning Commission approved Use Permit application USE2004-00675 for temporary use of a 3,840 square foot temporary construction trailer on the existing parking lot to facilitate renovation of Rockville town center. The Use Permit also permitted a 1,440 square foot temporary Chevy Chase Bank location also related to the ongoing redevelopment. These temporary uses were authorized on the property for a duration of two and one-half years.

Project Description

The Applicant is proposing to remove the existing parking lot and redevelop the Property with a 12-story multifamily building that will contain up to 147 dwelling units for affordable housing. The footprint of the proposed building will envelop most of the property while maintaining the existing sidewalks along both its Maryland Avenue and East Middle Lane frontages. The Applicant's plans show the building's main access points will be via pedestrian entrances located near the corner of Maryland Avenue and East Middle Lane and accompanied by expansive window openings along the street frontages at the ground level to engage with the abutting pedestrian areas. The Applicant has also indicated that the building will employ a variety of exterior materials and projections to create a structure with dynamic massing and vibrant architectural styling consistent with the urban town center area. The building will be approximately 137.25 feet tall. Areas for loading and service vehicles will be provided within the building via a curb cut and vehicular driveway along Maryland Avenue at the southern end of the Property.

The proposed development will include residential amenities such as a fitness room, clubroom, pet spa, bike and package storage as well as a lobby gathering space. The Applicant also proposes to provide off-site improvements including several curbside pickup and drop-off spaces along the site's Maryland Avenue frontage. Approximately 27% (4,920 square feet) of the Property will remain as open space, located along the E. Middle Lane frontage, along the western side, and along the southern stem of the property. The project will also include an outdoor terrace along its western property boundary that will service the abutting residential units on the west side of the building on the second floor. Three (3) expanded parking spaces will be designated as pick-up/drop-off areas for the project and located along the site's Maryland Avenue frontage near the intersection with East Middle Lane. Beyond these areas, four (4) existing parking spaces will also be retained along the Property's Maryland Avenue frontage. As

the project is proposed to be entirely affordable housing, the Applicant proposes not to provide public use space, pursuant to Section 25.17.01 of the Zoning Ordinance.

As the original PD designated the Property for a minimum of 11,260 square feet of commercial space and a minimum of 117 dwelling units, the Applicant also proposes to modify such uses and intensities, to provide the proposed residential development of 147 units. As the PD is proposed to be amended with this proposal, the project is subject to a maximum building height of 120 feet within the equivalent MXTD zone. As the project proposes a building height of 137.25 feet, exceeding the maximum allowance, the Applicant has requested a waiver of the height restrictions as further detailed in the "Project Analysis" section of this report.

The Applicant indicates that the proposed affordable units will be available to a range of households with qualified incomes under the Federal Low Income Housing Tax Credit (LIHTC) and other local housing programs. As part of this application, the Applicant requests modifications to the Moderately Priced Dwelling Unit (MPDU) Declaration of Covenants encumbering the adjacent 44 Maryland Avenue property to allow for certain existing MPDUs from the 44 Maryland Avenue property to be replaced with certain units included in this project. No new construction or physical modifications are proposed on the 44 Maryland Avenue property as part of this application. The Applicant proposes to release and replace the 40 MPDUs currently located at 44 Maryland Avenue with 46 MPDU units to be included in the proposed project (40 existing + 6 additional units). Additionally, the Applicant is proposing 16 additional MPDU units (representing 15% of the project's 101 base units to satisfy the City's MPDU requirements), accounting for a grand total of 62 MPDU's to be provided with the project. Details on the proposed MPDU modifications are provided in the Applicant's submitted narrative (See Attachment #6 – Project Narrative).

Project Analysis

Master Plan

The project is located within Planning Area 1 (Town Center) of the City of Rockville's Comprehensive Plan, Rockville 2040 ("Plan") and the Land Use designation applied to the site is OCRM – Office Commercial Residential Mix. The definition of OCRM in the Plan is described as, "a wide choice in mixing office, commercial, and residential uses. Uses such as research & development, breweries, distilleries, and small manufacturing may be appropriate if they do not adversely impact surrounding properties. In some locations, the Plan indicates where commercial is strongly preferred along street frontage." Staff finds that the subject development proposal is not in conflict with the Plan as further explained in the 'Findings' section of this report.

Height Waiver (WAV2025-00015)

The original 1994 PDP approval established height and massing requirements for buildings within this planned development. The Property was designated with a maximum height of 100 feet above the 448-foot elevation. This elevation corresponds to the elevated Promenade Park and pedestrian overpass connecting to Rockville Metro Station which were key components for open space and pedestrian access within the development at the time of the original approval. This elevation also serves as the reference point for height and massing for the overall planned development. The Applicant has proposed to exceed the height requirements for the Property to allow for flexibility in final engineering of the building. The Applicant has provided a graphic depiction of the proposed elevation of the building height in relation to the requirements within their submitted materials (See Attachment #4 – Site Plan Documents).

While the PDP prescribed such height limits to the Property, the designated MXTD equivalent zoning establishes the height requirements applicable to this project. Pursuant Section 25.14.07.d.3.(iii), the development standards of the equivalent zone for a planned development zone apply to redevelopment of any portion of a planned development with new development that is not in substantial compliance with the planned development governing documents. The proposed change in building uses and intensities trigger the development standards of the MXTD zone, including height, to apply to this project. The Applicant requests a waiver of the maximum building height standards of the site's equivalent MXTD zone to permit a maximum building height of 137.25 feet in lieu of the required 120 feet, representing a reference height of 120 feet above the 448-foot elevation.

Pursuant to Section 25.14.07.d.4., the approving authority may waive the application of one (1) or more of the development standards of the equivalent zone upon finding that the applicant has shown good cause as to why the development standard should not apply to any portion of the planned development project. In determining whether the burden of establishing good cause has been met, the Approving Authority must consider four (4) criteria outlined below and followed by staff's analysis related to the subject request.

(a) Whether the development standard of the equivalent zone is compatible with the completed portions of the planned development;

Staff Response: The 120-foot maximum height standard of the MXTD zone (approximately 104 feet above the 448-foot elevation) is compatible with portions of the planned development. The building heights of the Property and adjacent sites within the PD are listed below:

Building Heights in the Rockville Center Inc. PD		
Building Site	Building Height (relative to 448' elevation)	Building Height (per Zoning and Building Measuring Point)
Subject Property (41 Maryland Ave.)	100' (approved) **120' (proposed)**	120' (required) **137.25' (proposed)**
BLVD 44 (44 Maryland Ave.)	212' (max. approved)	144' (per USE2006-00699)
BLVD Ansel (198 E. Montgomery Ave.)	235' (max. approved)	173' (per USE2006-00699)
255 Rockville Pike	217' (max. approved)	~70' (per USE1984-00300)

As shown in the table above, the proposed building height measured by the Zoning Ordinance at 137.25 feet is within the existing ranges of neighboring building heights ranging from 70 feet to 173 feet, and thus is compatible with the PD.

(b) Whether applying the development standard of the equivalent zone is consistent with good planning and design principles.

Staff Response: The Town Center Master Plan (TCMP) adopted by Mayor and Council on January 27, 2025 established three new character areas for Town Center and recommends that revised zoning should increase building heights to meet the city's housing goals and attract new residents

to Town Center. The Core Character area, covering the Property, recommends heights up to 200 feet, beyond the current MXTD zone maximum height of 120 feet. The city is currently expecting to implement these zoning standards through the Zoning Ordinance Rewrite (ZOR). Thus, the development standard of the equivalent zone is not consistent with the city's planning goals for the Town Center area, and updates to such height standards are anticipated with the adoption of the ZOR. The request is consistent with good planning and design principles.

(c) *Whether applying the development standard of the equivalent zone is reasonable and practically feasible. The cost of applying the standard may, but does not necessarily, demonstrate that applying the development standards of the equivalent zone is reasonable or practically feasible; and*

Staff Response: Given the planning goals expressed in the Comprehensive Plan to increase housing in Town Center, and the recommendations of the TCMP of increasing building heights to facilitate such housing production, it is not reasonable to apply the 120-foot maximum building height to the subject development as it would reduce the number of units that could be produced on the Property, contrary to the TCMP recommendations. Furthermore, given the specific size constraints of the Property previously mentioned, it is not practically feasible to recommend additional housing and building heights for the Property and then limit such Property by applying an inconsistent development standard.

(d) *Such other factor as the Approving Authority reasonably deems appropriate.*

Staff Response: The Applicant has indicated that the additional height is requested purposely to provide flexibility in final selection of construction materials (concrete versus steel construction) which have different floor-to-floor requirements. These material details are anticipated to be finalized later in the development process at the time of permitting when comparable construction costs can be better determined.

Staff finds that the additional height requested by the applicant meets the criteria for approval of waiving the designated equivalent MXTD zone height standard as requested by the Applicant and is reasonable to facilitate final design of the project. Staff recommends approval of the requested height waiver.

Parking Reduction (WAV2025-00016)

As part of this Project Plan application, the Applicant requests a parking reduction pursuant to Section 25.16.03.h of the Zoning Ordinance to reduce the required number of parking spaces to zero (0) on-site spaces in the equivalent MXTD Zone. The Mayor and Council, as the approving authority for Project Plan application, may authorize such a reduction if the request meets certain criteria specified in the Zoning Ordinance. It should be noted that the Mayor and Council adopted Zoning Text Amendment (ZTA) TXT2025-00269 on March 24, 2025, to implement the recommendations of the Town Center Master Plan through the establishment of three (3) Town Center interim comprehensive plan floating zones. The ZTA exempts properties in Town Center from minimum parking requirements through rezoning to a specific Town Center interim comprehensive plan zone. However, the Applicant is not requesting a rezoning of the Property with this Project Plan application, and thus the parking reduction is necessary to modify the parking requirement for this project.

For the proposed 147-unit multifamily building, the Applicant anticipates several different unit types to be provided, including studios (22 units), 1-bedrooms (81 units), 2-bedrooms (22 units) and 3-bedrooms

(22 units), with the final unit mix to be determined later at the time of final engineering. Per Section 25.16.03 of the Zoning Ordinance, such unit mix would require a minimum count of 169 parking spaces. The Applicant proposes not to provide any on-site parking spaces nor any dedicated off-site parking spaces for the project and has provided justification for the parking reduction with this Project Plan application (See Attachment #7 – Parking Reduction). Staff's analysis of the request and recommendation are provided below.

Section 25.16.03.h.1

The Mayor and Council, in the approval of a project plan, or the Planning Commission, in the approval of a site plan within the MXTD, MXCD, MXE, MXNC and PD zones, have the authority to reduce the required number of parking spaces for uses in the building or buildings to be constructed provided that:

(a) A major point of pedestrian access to such building or buildings is within seven-tenths of a mile (3,696 feet) walking distance of a transit station entrance shown on the Washington Metropolitan Area Transit Authority (WMATA) Adopted Regional Rail Transit System; or

Staff Response: The site meets this criterion. The Property is within 1,500 feet walking distance of the Rockville WMATA Metro station and can be accessed via existing sidewalks on East Middle Lane to MD 355 or East Montgomery Avenue to the MD 355 pedestrian overpass.

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

Staff Response: The site meets this criterion. The Property is served by four (4) bus routes in the immediate vicinity of the building including Ride-On bus routes 45, 55, 301 and Metrobus route M82.

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

Staff Response: The site meets this criterion. There are several public parking facilities in the vicinity of the site including the Rockville Town Square Garages A, B and C located north of the Property and all within 800 feet of the site. Several other garages located within mixed-use buildings just to the east of the Property including those located at 44 Maryland Avenue (BLVD 44), 33 Monroe Street (BLVD Ansel), 255 Rockville Pike and 51 Monroe Street.

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

Staff Response: The site meets this criterion. The Property is approximately 0.42 acres and is relatively narrow in width at approximately 82 feet wide. The properties surrounding the site are characterized by widths of at least 150 feet. The Applicant has indicated that the narrowness of the property renders the property infeasible for meeting the site's parking requirement due to the dimensions needed to provide parking in accordance with the Zoning Ordinance and conflicts with meeting building and structural requirements. For example, the Applicant explored implementing an internal parking garage at the ground floor level and found that structural support columns would need to be located in areas that would conflict with drive aisle and parking spaces, thus making such garage area deficient to meet the parking requirements.

(e) Where there is a bikeway in close proximity to the site and the applicant demonstrate that the uses in the proposed development are conducive to bicycle use; or

Staff Response: This criterion is met. Existing separated bike lanes run along the Property's frontage along East Middle Lane. The abutting Maryland Avenue to the site's east is a signed shared roadway for the to accommodate both automobiles and bicycles. The location of the site within Rockville's urban center and its grid of blocks and streets makes the proposed residential development conducive to convenient bicycle usage to access neighboring businesses and destinations efficiently and safely through existing facilities. The existing facilities serving the site will help connect residents to MD355 to the east, Town Square and Montgomery College to the north, the Rockville Swim Center and local parks to the west and south, among other prominent areas in the city.

(f) For any other good cause shown.

Staff Response: This criterion is met. The Applicant proposes a 100% affordable multi-family residential project that will bring additional affordable housing to Rockville as recommended by the Comprehensive Plan. The Town Center Master Plan (TCMP) further identifies the Property as a Focus Area property and specifically notes that, "any on-site parking requirements should be waived due the site's limited size, prime Town Center location, nearby structure parking options, and transit access." Such recommendation demonstrates the priority for housing in this location and the anticipation of reduced parking provisions for affordable housing at this location. While the project will be marketed without the need for parking, the Applicant has also provided a parking study demonstrating that there are several parking facilities in the vicinity of the site that offer parking opportunities for future residents who may choose to own a vehicle. The Applicant has indicated site constraints to this Property which make providing on-site parking infeasible, and reductions of the parking requirements will further facilitate production of a 100% affordable housing product on a unique parcel within Town Center, and in a location with access to several alternative methods of transportation.

Finding that the request meets all six (6) of the established criteria in considering a reduction in parking standards in the equivalent MXTD zone, and that the proposed reduction of parking is consistent with recommendations of the TCMP, staff recommends approval of the requested parking reduction.

Public Notification and Engagement

Notifications of the Project Plan application and this Planning Commission briefing were made consistent with City Code requirements. In addition, the Applicant held a virtual pre-application area meeting on January 21, 2025, which 29 members of the public attended. The Applicant held a virtual post-application area meeting on April 29, 2025, which 15 members of the public attended.

Among the items discussed at both meetings, attendees voiced concerns about the lack of parking proposed with the project, visual and privacy impacts to abutting properties, potential negative impacts to neighboring property values, adequate public facilities and possible disturbances to neighbors during the construction phase of the project.

The Applicant also held an in-person meeting at the neighboring Victoria Condominiums on February 13, 2025, to discuss the project further with residents and condo owners.

As of the date of this report, staff has received 34 emails from the public providing commentary on the project, including several residents of the abutting Victoria Condominiums, many of whom have expressed either concerns and/or opposition to the project (See Attachment #9 – Public Testimony). Several concerns were expressed by members of the public, including impacts on adjacent residents such as construction noise, air pollution, public safety and potential reduction in adjacent real estate values. Adjacent residents have also expressed concerns about obstruction of views for adjacent residents due to the new building and the project timeline with construction anticipated for the next two years and disruption to neighbors during such time. In response to this feedback, the Applicant has revised the design to relocate balconies that were initially shown along the western façade to confront the adjacent Victoria Condominiums; the revised design has removed such balconies to avoid creating direct views to existing confronting balconies. The Applicant has also revised plans for an outdoor terrace along the building's western property line abutting the Victoria property so that the terrace will be lower than the existing terrace level along the property line so there are not conflicts with direct views from terrace to terrace. The Applicant has also expressed and the City and others with jurisdiction will confirm that they will follow all applicable requirements to maintain public safety during and after construction.

Additional public engagement opportunities will be scheduled at a later time as described in the 'Next Steps' section of this staff report.

Boards and Commissions Review

In accordance with Section 25.07.07.6 of the Ordinance, the Planning Commission was briefed on this Project Plan application on May 14, 2025, and the Mayor and Council were briefed on May 19, 2025. At the briefings the Planning Commission and Mayor and Council asked questions and offered suggestions concerning the development proposal.

The Commission asked for clarification from the Applicant on the need for the requested building height waiver and the Applicant responded that the additional height was requested to provide flexibility in determining building materials at final engineering which may slightly impact the final building height. The Commission also inquired about building separation and setbacks from the adjacent Victoria Condominium building to the proposed building. The Applicant indicated that the facades of each building would have an approximate separation of 30 feet. Commissioners also asked for clarification on the proposed pick-up and drop-off areas and the applicant indicated that designated spaces proposed in front of the building along Maryland Avenue would allow for both pick-up and drop-off of residents using car ride services like Uber or Lyft, and such spaces could also accommodate deliveries to the building as well. Such drop-off areas would result in a restriping of existing parallel spaces along Maryland Avenue but such spaces would be retained with the project.

The Mayor and Council further inquired about aspects of the project including the proposed amenities and how they would relate to the neighboring Comstock properties to the east. The Applicant responded that the subject project was intended to function independently of the Comstock properties and would offer separate amenities to its residents including a mail room, package and bicycle storage, fitness area, club room and leasing office. Upon additional questioning on parking from the Mayor and Council, the

Applicant expressed that Comstock ownership has indicated a willingness to a provide parking leases to future residents of the project within their neighboring parking garages.

The Applicant also provided clarification on the purpose of transferring MPDU units from the 44 Maryland Avenue building to the subject project, noting that such efforts would further assist in the financing for the affordable housing project and would provide additional MPDU units with a new 99-year lease which would result in a much longer extension of the existing 44 Maryland Avenue MPDU units. The Applicant also indicated that project would be marketed to incomes at established percentages of local Area Medium Incomes (AMIs) and that the MPDUs provided would be comparable in size to those currently found at 44 Maryland Avenue.

The Mayor and Council emphasized the importance of accounting for future residents' experience and encouraged the Applicant to consider issues such as informing and assisting current residents of 44 Maryland Avenue in plans to replace and move such units to the proposed project. Beyond the questions and comments provided at the briefings, the Planning Commission and the Mayor and Council were generally supportive of the project.

Next Steps

The Planning Commission must review the Project Plan application and provide an opportunity for public comment. Following the Commission's review and recommendation, the Mayor and Council will hold a public hearing, currently scheduled for November 17, 2025. Upon hearing information and feedback from the public hearing, the Mayor and Council will render a final decision on the proposed Project Plan as an amendment to the Planned Development via adoption of a resolution, incorporating the findings as required by Section 25.07.01.b.2 of the Zoning Ordinance. Following Project Plan approval, the Applicant must obtain approval of a Level 2 Site Plan application which will include a public hearing and final decision by the Planning Commission.

Findings

In accordance with Section 25.14.07.e.2, any proposal to amend the Planned Development Governing Documents must comply and be processed in accordance with the requirements for a Project Plan as set forth in Article 7. Pursuant to Section 25.07.01.b.2, a Project Plan may be approved only if the Mayor and Council find that the approval of the application will not:

(i) Adversely affect the health or safety of persons residing or working in the neighborhood of the proposed project:

The Applicant's proposal will replace an underutilized surface parking lot with a residential development just as was contemplated with the site's 1994 PDP approval. The Property will establish multi-family residential units within a structure that will span several stories and provide exterior facades near the street to produce an urban residential building that will abut existing wide sidewalks with street tree plantings. The surrounding properties to the west, north and east are all improved with multi-family residential uses. The project will thus provide a building form and site use consistent with those established in Town Center.

Through the adoption of the Comprehensive Plan and most recent TCMP, the city has established policies to encourage additional residential units, and specifically affordable

housing units, in Town Center and on the Property. The addition of residential uses to an urban mixed-use area will not adversely affect the health or safety of residents working in the neighborhood but instead will be congruent with uses and building forms already established in the area and will align with the vision and policy adopted by the city. Beyond the relief requested for parking and height, the Project will comply with the requirements of the Zoning Ordinance and other regulations to ensure health and safety, and such compliance will further be reviewed at the time of site plan application.

(ii) The Project Plan will not be in conflict with the Plan.

This Project Plan is not in conflict, but instead, is consistent with the City's 2040 Comprehensive Plan. The Property is a designated Focus Area in the Town Center Master Plan (TCMP, page 36), which was adopted as an amendment into the Comprehensive Plan. This Focus Area section encourages at least 100 residential units to be developed on this property. This proposal exceeds that recommended minimum. In addition, increasing the number of homes, both within Town Center specifically and the City as a whole, is a general recommendation found throughout the Housing chapters of both the TCMP and the Comprehensive Plan.

The associated request for a parking reduction for this project, to a minimum of zero parking spaces, is also consistent with the TCMP. The Focus Area section for this property (page 36) states that "any on-site parking requirements should be waived due to the site's limited size, prime Town Center location, nearby structured parking options, and transit access."

The Comprehensive Plan calls for the development of additional affordable housing throughout Rockville. This project is proposing the development of 147 new affordable housing units. There are several other compatibilities within the proposed project and the Housing chapter of the Comprehensive Plan, including:

- Housing Action 2.3: "Work with neighborhoods to promote small-scale infill and redevelopment projects that will diversify the housing stock and lower per unit land costs for new housing, including townhouses, rowhouses, duplexes, triplexes, fourplexes, and small multiple-unit properties." Page 199
- Housing Action 3.1: "Allow new housing in locations where amenities and infrastructure already exist, and that are compatible with the existing neighborhood." Page 200
- Housing Action 10.5: "In areas near transit, consider reducing parking requirements to build parking spaces for MPDU units in exchange for more affordable units; while requiring that occupants of MPDUs have equal access to parking spaces built in the overall project." Page 209

The recently adopted TCMP is a replacement to the Planning Area 1 chapter of the Rockville 2040 Comprehensive Plan. The adopted TCMP includes goals, policies and actions that are relevant to this development proposal:

- Focus Areas: 41 Maryland Avenue: "Encourage residential development of at least 100 units. If the existing, approved planned development for the parcel is modified, encourage the development of even more residential units on site. Ground floor retail

should not be required. Any on-site parking requirements should be waived due to the site's limited size, prime Town Center location, nearby structured parking options, and transit access." Page 36.

- Housing Goal 8: "Increase the number of affordable homes with Town Center." Page 64
- Housing Action 8.1.5: "Actively work with public, private, and philanthropic institutions to assist in the development of affordable housing in Town Center." Page 64

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

The project will not overburden existing and programmed public facilities as set forth in Article 20 of the Zoning Ordinance and as provided in the adopted adequate public facilities standards.

Schools

The property is served by the Richard Montgomery Cluster Area (Beall Elementary School, Julius West Middle School and Richard Montgomery High School) and is located within an Infill School Impact Area. It should be noted that the PDP originally approved 117 dwelling units on this property and such units are approved for adequate public facilities through November 1, 2030, pursuant to Section 25.20.04.a.2. of the Zoning Ordinance. Thus, the proposed development is being evaluated based on the net new 30 units being created beyond the original 117 units originally approved. Using the corresponding Montgomery County FY2025-2030 Student Generation Rates, the proposed net new units will generate the following number of students:

- 1 student at the elementary school grade level;
- 0 students at the middle school grade level;
- 1 student at the high school grade level

The current school test standards of the Adequate Public Facilities Standards (APFS) utilize a seat deficit and capacity percentage calculation to determine adequacy. The maximum permitted capacity level is 120% and no more than a 110-seat capacity deficit in elementary schools and 180-seat capacity deficit in middle schools. The proposed development meets these standards at all three grade levels as shown in the table below.

School Test: Seat Deficit ≥ 110 Seats (Elem.) or ≥ 180 (Middle) and Percent Utilization >120% (Elem., Middle, and HS) = Moratorium						
School Type (Richard Montgomery Cluster)	Projected 2029-30 Enrollment	Students Generated by Proposed Development	100% MCPS Program Capacity 2029-30	Enrollment Including Proposed Development	School Percent Utilization in 2029-2030	School Percent Utilization in 2029-30 with Proposed Development

Beall ES	440	1	663	441	66.4%	66.5%
Julius West MS	1,404	0	1,432	1,404	98.0%	98.0%
Richard Montgomery HS	2,604	1	2,236	2,605	116.5%	116.5%

Traffic and Transportation

Staff has completed a comprehensive transportation review per the requirements of the Zoning Ordinance and in accordance with the City of Rockville Comprehensive Transportation Review (CTR) guidelines (2018) and concludes that the existing and proposed transportation infrastructure will continue to provide safe and efficient multimodal access to the site with the proposed redevelopment.

Site Analysis

The subject site is located approximately 0.2 miles or a 5-minute walk from the Rockville Metro Station, and as defined by Appendix C of the City of Rockville's CTR guidelines, the subject site is within the designated Rockville Metrorail Transit Oriented Area.

Trip Generation

As recommended by the CTR, the Trip generation for the proposed redevelopment was based on the methodology outlined in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition and the potential development of up to 147 affordable residential units. Trip generation rates for "Affordable Housing" (Land Use Code 223) with Income Limits as the subcategory was used in calculations for the proposed land use. The vested land use for the subject site per the approved Preliminary Development plan (PDP94-0001) consists of 117 dwelling units and 11,260 square feet of ground floor retail. Using the Trip generation rates for the "Multifamily Housing (Mid-Rise)" (Land Use Code 221), and "Strip Retail Plaza (<40k)" (Land Use Code 822) for the approved and vested uses, the detailed trip generation comparison calculations for the vested, and proposed uses and the net total site-generated vehicle trip results are summarized in the table below.

Land Use	**AM Peak**	**PM Peak**
Proposed		
147 affordable residential apartment units	66	40
Subtotal	66	40
Vested and Approved Uses		
117 multifamily residential units	40	46
11,260 SF of retail uses	31	85
Subtotal	71	131
Net Fewer Trips Generated	**-5**	**-91**

As shown, the proposed all-affordable residential apartment building with no more than 147 units is expected to generate 5 and 91 fewer trips than the vested existing and approved development in the morning and afternoon peak hour, respectively.

Based on the above trip generation findings, and per the requirements of the CTR, an on-site Transportation Report focusing on the adequacy of site access vehicle access points, on-site circulation, transit, pedestrian, bicycle accessibility and accommodations was submitted and reviewed by staff.

Access and Circulation

The property has frontage along East Middle Lane and Maryland Avenue, and both of these roadways are considered Business District roadways by the City of Rockville. There is an existing curb cut on East Middle Lane which provided ingress and egress access to the interim surface parking lot, which will be closed as part of this project. The submitted plan instead proposes a new curb cut along Maryland Avenue to access the site's loading area. Beside the proposed loading and trash pick-up area, no on-site parking is proposed. Currently, there are eight (8) on-street parking spaces with a 2-hour limit from 7AM-10PM Monday to Saturday

The largest vehicle that will access the site is a firetruck. The maximum truck size allowed in the loading area is a 30' truck and such loading and trash trucks are required to access the site via the proposed curb cut on Maryland Avenue with back-in and head-out maneuvers on Maryland Avenue. There will be no back-in maneuvering from northbound Maryland Avenue, and vendors/deliveries/residents using the loading area will be informed of this restriction.

The Applicant is required to oversee the use of the loading area and to ensure residential move-ins/move-outs and maintenance/repair service calls are scheduled to reduce potential conflicts or overbooking of the loading area. Only authorized vehicles will be allowed to use the loading area. The Applicant is also required to make sure all building residents will reserve the loading area for move-in/move-outs and furniture deliveries.

Visitor Parking

A parking reduction is proposed per the Flexible Parking Requirements Reduction under Section 25.16.03.h that would allow the 41 Maryland Avenue residential development to be constructed without any on-site parking.

For pick-up and drop-off activities, the city has agreed to designate a maximum of three (3) existing on-street parking spaces along the Maryland Avenue frontage as pick-up/drop-off spaces with a 10-minute limit on parking/standing. To optimize pick-up/drop-off operations and ensure occupancy of the right of way is minimized, the applicant must make sure a luggage cart, dolly, and flatbed cart will be available in the lobby at all times.

Pedestrian and Bicycle Access

Along all surrounding roadways and direct routes to the Rockville Metrorail Station buffered sidewalks are present and generally in good condition. As shown on the submitted plan, the Project will rebuild the sidewalk along the site frontage on East Middle Lane with a 7' sidewalk and 6' buffer, and along Maryland Avenue the new sidewalk would be 8' wide with a 7' planting strip buffer. Also, a new curb extension will be constructed along the southwest corner of the East Middle Lane and Maryland Avenue intersection.

Consistent with the City of Rockville's Bikeway Master Plan, buffered bike lanes are available along the site frontage on East Middle Lane. A signed shared roadway exists along the site frontage along Maryland Avenue. These facilities help to connect the site to other nearby network of bike lanes and signed shared roadways.

The Project also satisfies zoning requirements for bicycle parking. Six (6) short-term bicycle parking spaces are proposed in addition to the provision of a ground-floor bike room with approximately 49 long-term bike storage spaces.

Transit Access

The Rockville Metrorail/Marc and Amtrak Station is the nearest transit station, located approximately 0.2 miles east of the site along Rockville Pike. The Rockville Metrorail station is on the WMATA Red Line which runs from the Shady Grove station to Glenmont in Silver Spring and connects with the other five (5) Metrorail lines, allowing access to much of the Washington, D.C. area via transit. The Rockville MARC train station is served by the Brunswick MARC Line, traveling between Martinsburg, West Virginia and Union Station in Washington D.C.

There are two (2) bus stops immediately adjacent to the site; one on the eastbound East Middle Lane frontage and another station on westbound East Middle Lane closer to the Gibbs Street intersection. These bus stops serve one (1) WMATA bus routes (T2) and three (3) Montgomery County Ride On Bus routes (45, 55, 301).

As part of the project, the bus stop along the East Middle Lane frontage will be improved with a concrete bus pad.

Water and Sewer

In a letter dated October 6, 2025, the proposed development received Water and Sewer Authorization approval from the Department of Public Works (DPW) for connection to the City's water and sanitary sewer systems. The applicant will construct a new water main extension and water and sewer service connections to serve the development. The Water and Sewer Authorization Letter lists specific conditions of approval.

(iv) Constitute a violation of any provision of the Zoning Ordinance or other applicable law;

Staff has reviewed the proposed development for compliance with the Zoning Ordinance and finds that the development proposal is consistent with the Ordinance requirements, aside from the regulations relevant to the requested parking reduction and height waiver. For the instances where such relief is sought, staff concurs that the relevant criteria are met and the requested relief should be granted.

All other development standards including open area requirements are met at this Project Plan stage of the development project. The Zoning Ordinance requires a minimum of 15% open area and the Applicant has reserved enough land area to comply with this requirement. Since the Applicant is proposing a development entirely of affordable housing units for households with incomes at or below the area median income limits, the project is exempt from the public use space requirement, pursuant to Section 25.17.01.e of the Zoning

Ordinance. The proposed residential use is consistent with the uses identified in the land use table in the Zoning Ordinance for the equivalent MXTD Zone and is also consistent with the Comprehensive Plan and TCMP. Given that the project will be entirely affordable housing, the project is also exempt from compliance with the Publicly Accessible Art in Private Development Ordinance per exemption 2 of Sec. 4-44(d). of the city code.

The requirements under Sections 25.13.06 (Additional design guidelines) and 25.13.07.a (Special design regulations for individual mixed-use zones – MXTD) will ensure that thoughtful and sensitive design is utilized in the project. Compliance with these sections will be confirmed during site plan review.

Newly constructed sidewalks and pedestrian elements within the right-of-way shall comply with the criteria for pedestrian access routes of the US Access Board's Public Right-of-Way Accessibility Guidelines (PROWAG). Where the running slope of a sidewalk exceeds 1:20 (5.0%), such sidewalk or portion thereof shall comply with the requirements for ramps found in section R304 of PROWAG, unless otherwise excepted by the technical requirements. Conformance with other requirements, including but not limited to other zoning requirements, city codes and the building code, and DPW standards and specifications, will be confirmed through the site plan, permit review, or other applicable process.

(v) Adversely affect the natural resources or environment of the City or surrounding areas.

Stormwater Management

Stormwater Management (SWM) for this project will be provided in compliance with the Pre-Application SWM Concept Approval Letter dated October 13, 2025. The Pre-Application SWM Concept Approval Letter lists project specific conditions of approval. The Project intends to meet the redevelopment requirements of on-site stormwater management for both Environmental Site Design (ESD) and Channel Protection Volume (CpV) through a stormwater management facility. The proposed ESD facility is a micro-bioretention planter box located on the south side of the site. A monetary contribution is being provided by the applicant in lieu of providing on-site quantity management.

Forestry

This project must meet all requirements of Chapter 10.5 of the City's Forest and Tree Preservation Ordinance in addition to any additional City or State requirements.

The City approved a Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) on April 4, 2025 (2025-24-NRI). The subject property is currently improved with a surface parking lot. The NRI/FSD did not delineate any onsite forest. Staff notes the property is subject to approved Forest Conservation Plans (FTP94-2 and FTP2006-00019).

The applicant received a Preliminary Forest Conservation Plan approval on 10/10/2025, with associated conditions that must be met at the time of Final Forest Conservation Plan.

Forest Conservation

The approved PFCP identifies that the project will result in removal of 6,600 square feet of forest conservation credit. The applicant proposes to provide fee-in-lieu of planting to mitigate the loss of the forest conservation credit. The applicant has provided justification for the use of fee-in-lieu in accordance with Section 10.5-24.

Significant Trees

There aren't any significantly sized (12" diameter or greater) trees onsite. The approved PFCP shows the removal of one tree on the subject property that was credited for replacement under a previous Forest Conservation Plan. The PFCP also shows the removal of 5 off-site trees that were also credited under a previous Forest Conservation Plan. These six removals will be mitigated through a fee-in-lieu of planting payment, by the applicant.

Street Trees and Lot Trees

The applicant is proposing to remove eight street trees on Maryland Avenue. The applicant is proposing to replace all eight street trees on Maryland Avenue with the proposed development.

Historic Resources

The property is not within a historic district and has no potential historic resources on site.

Conditions

Staff recommends approval of the application subject to the following conditions, to be incorporated into a Resolution for Mayor and Council consideration:

Planning and Zoning

1. The proposed development must be designed and constructed in a manner consistent with the concept design, graphic conceptual representation, and all associated development tables included in the project plan set.
2. Submission of a site plan implementing Project Plan Application PJT2025-0023 shall be submitted within one (1) year of this approval, by November 17, 2026.

Forestry

3. Before the issuance of any building, forestry, or public works permits, the applicant must obtain approval of a Final Forest Conservation Plan (Final FCP) and a landscape plan.
4. Before Final FCP approval, the applicant must coordinate final street tree species, locations, and proposed impacts with the City Forester.
5. Before pruning, cutting, or planting any trees within the right-of-way, the applicant must obtain approval from the City Forester, consistent with the State Roadside Tree Law, for the work within the right-of-way.

Department of Public Works (DPW) – Engineering

6. Applicant must construct all necessary public improvements, including but not limited to curb ramps, street trees, streetlights, street light conduit, and relocated traffic signals in accordance

with all applicable City standards or the standards of the jurisdiction of the corresponding right-of-way improvement. Public improvements must be located within the right-of-way or within a Public Improvements Easement as approved by the Director of Public Works.

7. Applicant must obtain all necessary approvals and/or permits for all driveway access points and utility connections proposed on the Project Plan from the City of Rockville and all agencies with jurisdiction.
8. Applicant shall comply with the conditions of DPW's Pre-Application SWM Concept Approval Letter, dated October 13, 2025.
9. Applicant shall comply with the conditions of DPW's Water and Sewer Authorization Approval Letter, dated October 6, 2025.
10. Applicant shall construct dry utilities underground within Public Utility Easements or otherwise on private property, unless permitted to be located elsewhere by the Director of Public Works. At the Site Plan phase, the Applicant shall submit a conceptual dry utility plan to be approved by both the utility companies and the Department of Public Works.
11. At the Site Plan phase, the Applicant shall submit a phasing plan for pedestrian access, construction access, staging and parking for review and approval by the Department of Public Works.

Housing and Community Development (HCD)

12. In compliance with Rockville City Code Chapter 13.5, the applicant is required to provide 15% of the total units as moderately priced dwelling units (MPDUs) for a period of 99 years. The applicant proposes a total of 62 MPDUs, which would include 40 MPDUs transferred from 44 Maryland Avenue (BLVD Forty-Four). When transferring the MPDUs to 41 Maryland Avenue, those MPDUs' control period shall restart for a period of 99 years.
13. At the time of site plan submittal, the Applicant shall identify the location of MPDU units, which must be distributed in all sections and levels of the building, so as not to concentrate all MPDUs in one section or sections of the building.
14. The non-transferred MPDUs shall be Income-tiered to three income bands: 50%, 60%, and 80% of the area median income. The number of MPDUs at each income band is subject to negotiation with the Department of Housing and Community Development. The rent for the MPDUs will be fixed at a rate set by the city and updated on an annual basis.
15. Prior to the issuance of any residential building permit application and with the submission of the first building permit, the applicant must include an MPDU agreement approved by the Mayor and Council and by the City Attorney, pursuant to City Code Chapter 13.5. This does not apply to master file submissions. If the applicant pursues a development option that utilizes low income housing tax credits, the applicant must ensure, in a manner acceptable to the Department of Housing and Community Development and the Office of the City Attorney, that upon the expiration of the LIHTC compliance period, all units intended to satisfy the city's MPDU requirements are subject to covenants or other long-term protective measures ensuring that such units will meet the city's affordability control period and all other requirements of City Code Chapter 13.5.
16. Prior to the issuance of a building permit, the Applicant shall submit to the Department of Housing and Community Development an MPDU tenant relocation plan for review. The plan shall provide an outline for 44 Maryland Avenue (BLVD 44) MPDU residents of noticing of relocation, priority application for qualifying for MPDU units at 41 Maryland Avenue for their then current household,

and details for current BLVD 44 MPDU residents to continue to pay for parking in the general parking area of BLVD 44 at the MPDU rates so long as they are residents at 41 Maryland Avenue.

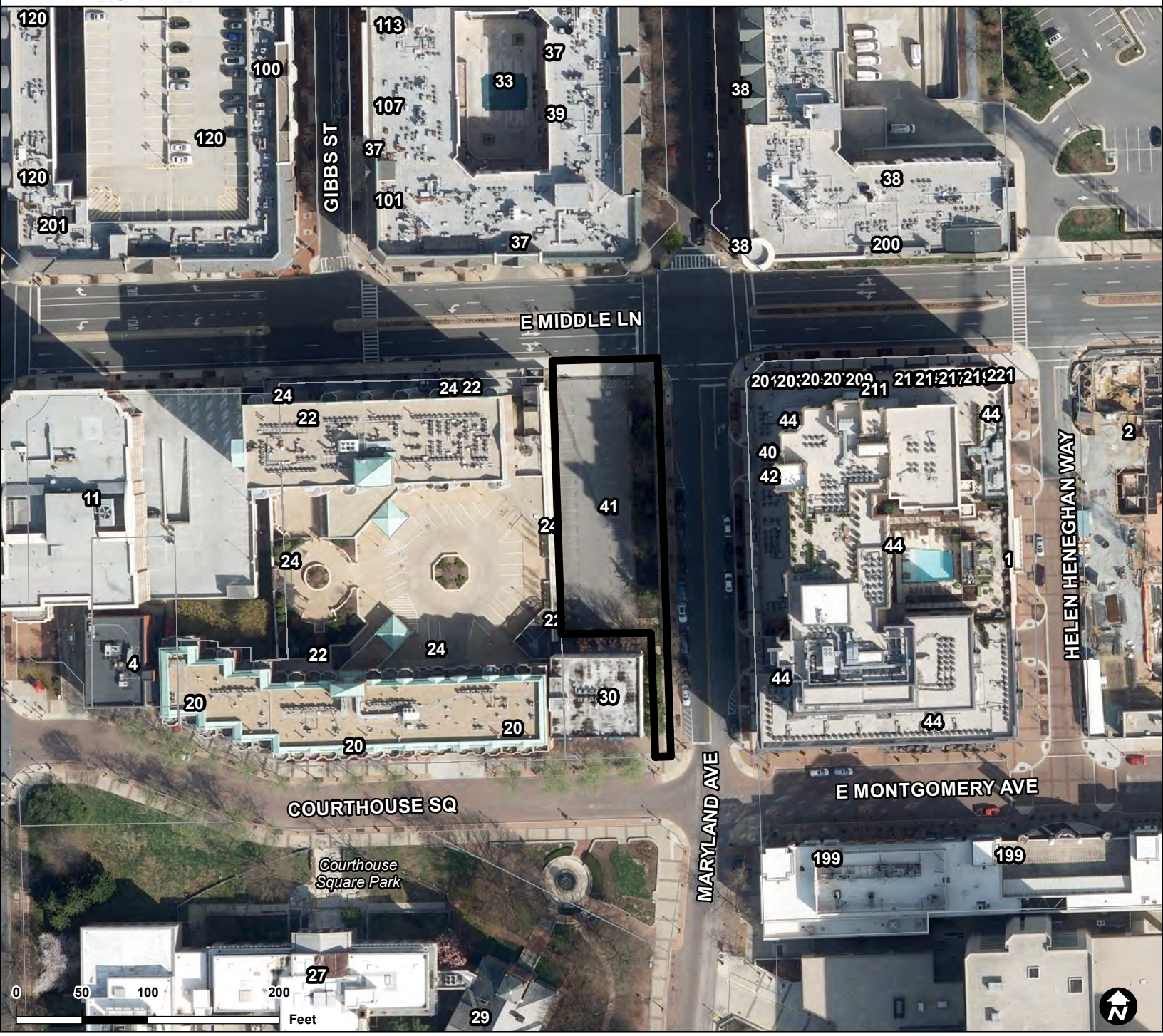
Attachments

Attachment #1 - Aerial Map, Attachment #2 - Land Use Map, Attachment #3 - Zoning Map, Attachment #4 - Site Plan Documents, Attachment #5 - Project Plan Application, Attachment #6 - Project Narrative, Attachment #7 - Parking Reduction, Attachment #8 - Public Testimony, Attachment #9 - Approved PFCP, Attachment #10 - Pre-App SWM Concept Approval Letter, Attachment #11 - Water & Sewer Authorization Letter

City of Rockville
Community Planning & Development Services

Case Number: PJT2025-00023 Address: 41 Maryland Avenue

Project Name: 41 Maryland Avenue (Momentum at Rockville Station)



City of Rockville
Community Planning & Development Services

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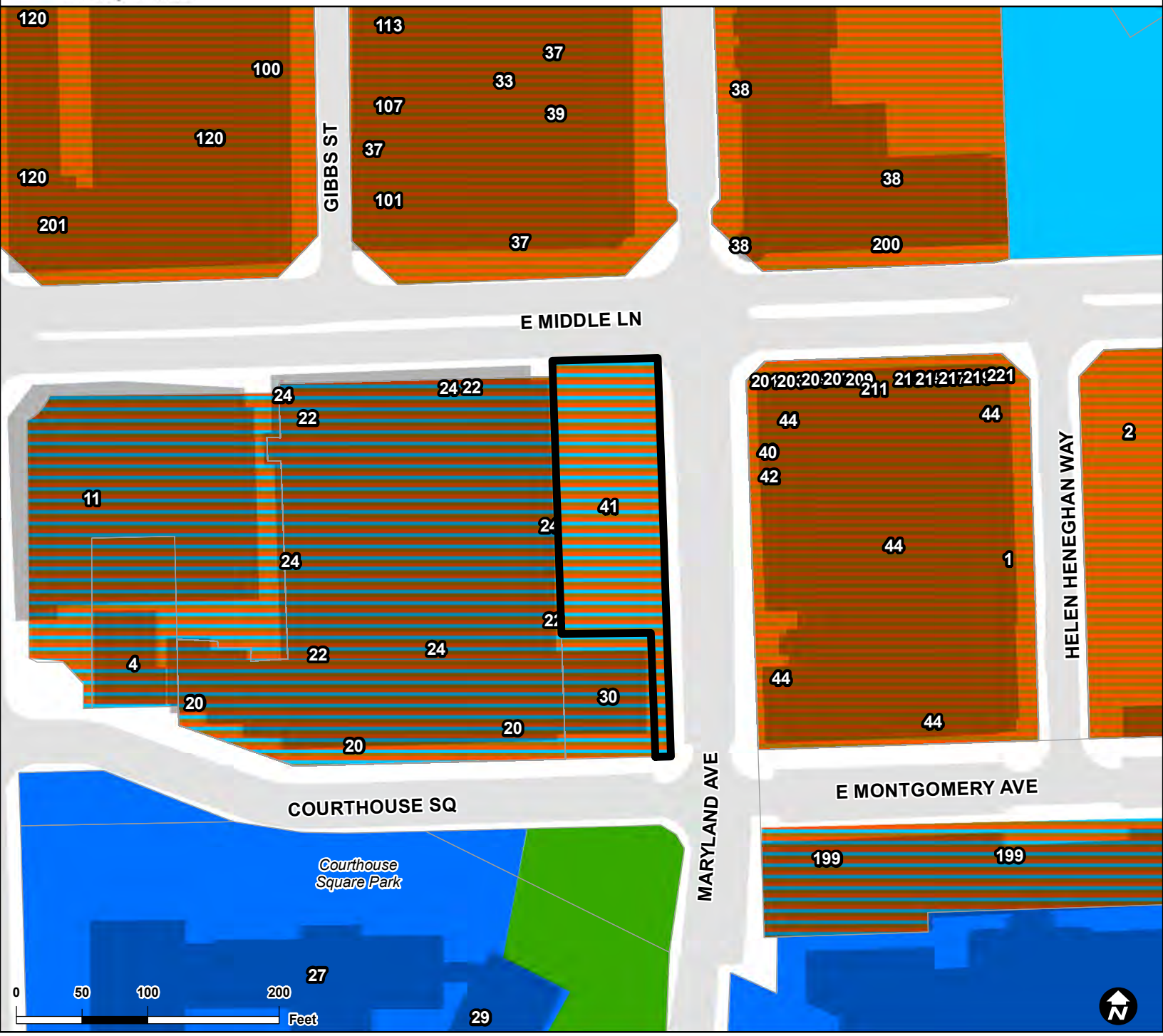

Land Use Policy Designations

- RD - Residential Detached
- RA - Residential Attached
- RF - Residential Flexible
- RM - Residential Multiple Unit
- RO - Residential and/or Office
- O - Office
- C - Commercial
- CRM - Commercial and Residential Mix
- OCRM - Office, Commercial and Residential Mix
- CI - Civic and Public Institutional
- I - Private Institution
- P - Public Park
- OSP - Open Space Private
- SI - Service Industrial
- SRM - Service Industrial and Residential Mix
- Potential Future Park Asterisk

City of Rockville
Community Planning & Development Services

Case Number: PJT2025-00023 Address: 41 Maryland Avenue

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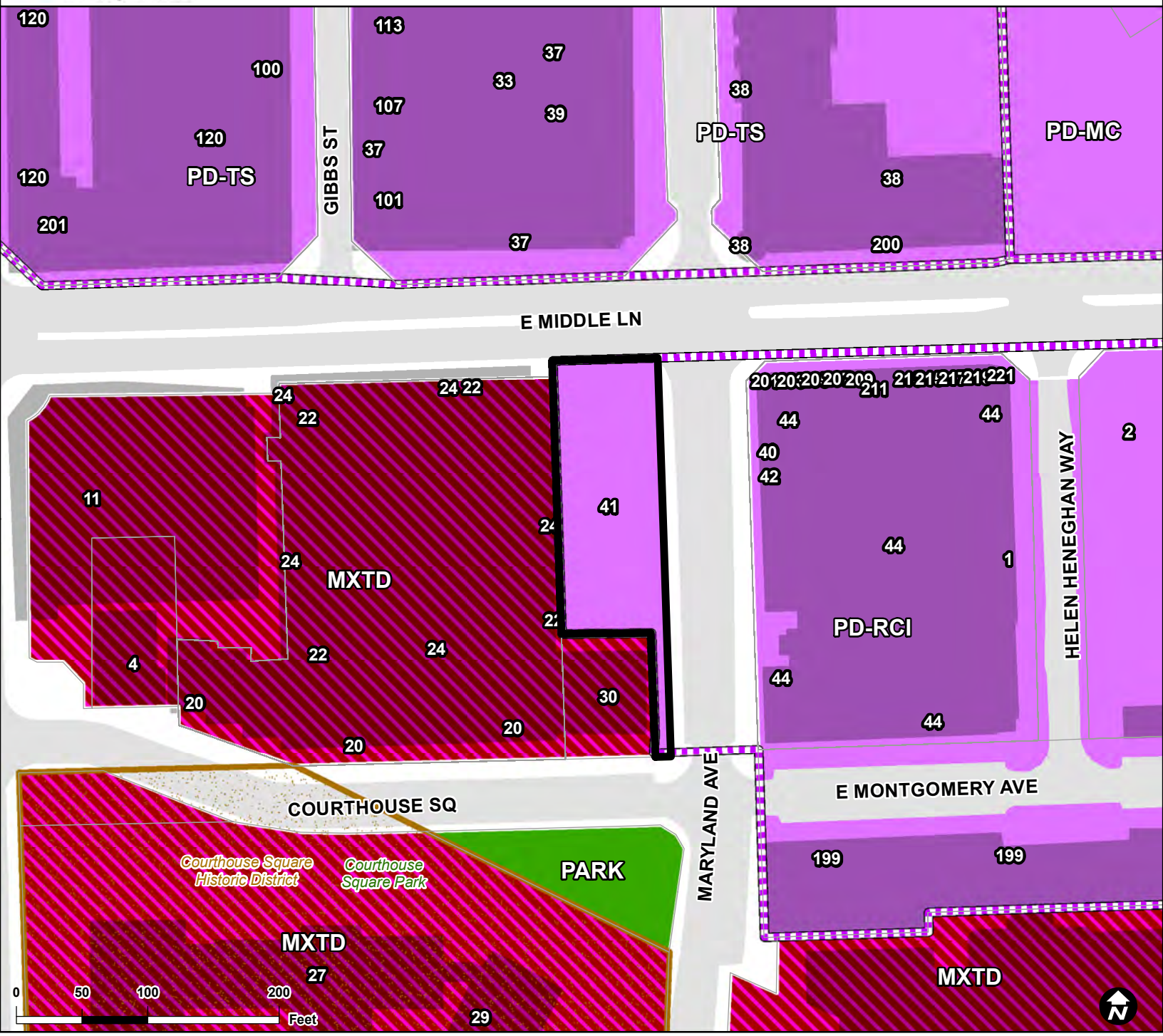


Zoning Overlays

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

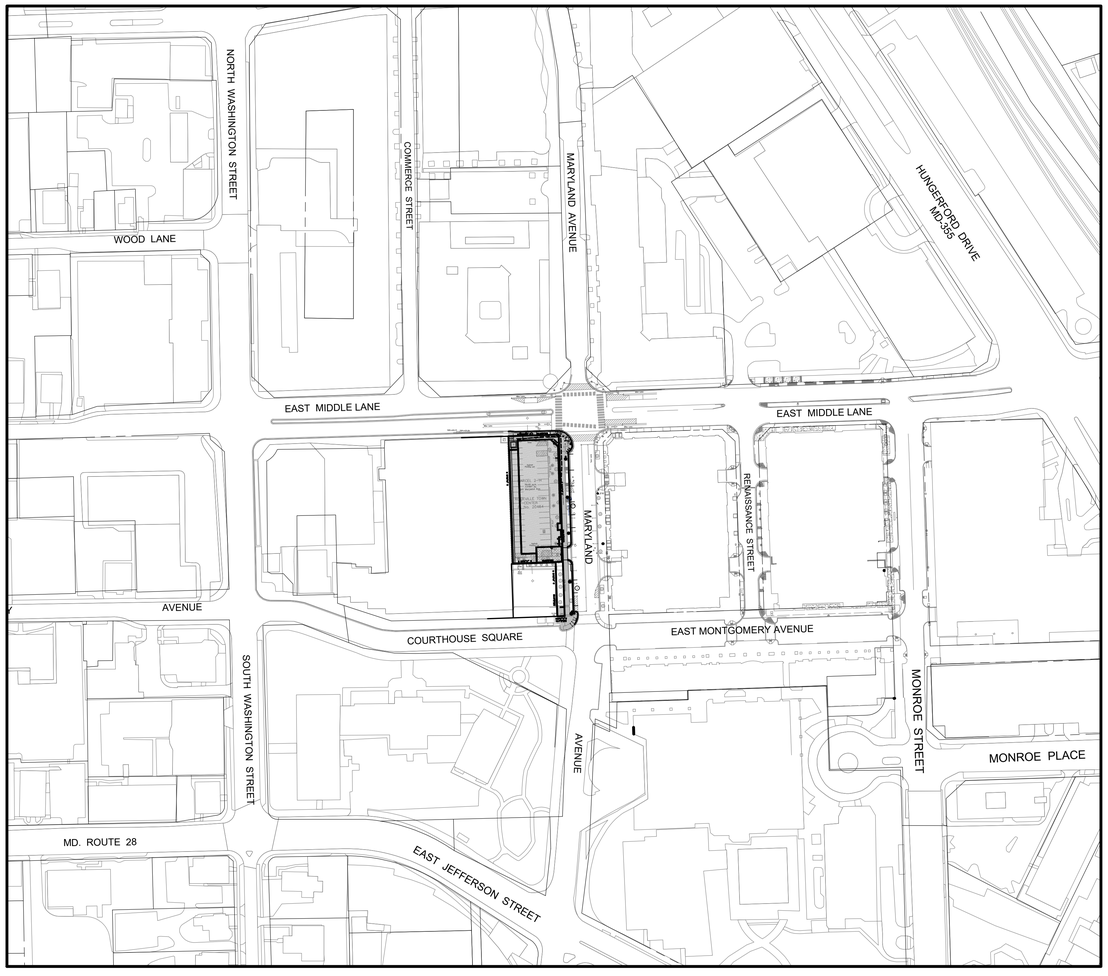
Zoning Districts

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

Community Planning & Development Services
Received
October 9, 2025

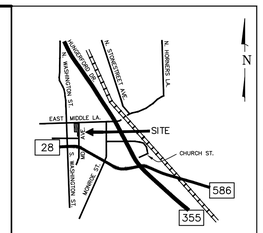
MOMENTUM AT ROCKVILLE STATION

ROCKVILLE TOWN CENTER
PARCEL 2-H
41 MARYLAND AVENUE
PJT#2025-00023



SURROUNDING AREA MAP

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



VICINITY MAP
SCALE 1" = 2,000'

PROJECT TEAM

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SHEET INDEX

SITE
PJ0.01 COVER SHEET
PJ1.01 EXISTING CONDITIONS PLAN
PJ2.01 PROJECT PLAN
PJ2.21 OPEN AREA EXHIBIT
PJ2.31 FIRE DEPARTMENT SITE PLAN

LANDSCAPE
L1.01 ILLUSTRATIVE LANDSCAPE PLAN - GROUND LEVEL

ARCHITECTURAL
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A-02 ARCHITECTURAL SITE PLAN
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LAND PLANNING

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Contact: Kirk Salpini
Phone: 703-942-6610 x 200
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REVISIONS

NO.	DESCRIPTION	DATE

TAX MAP GR342 WSSC 218NW07

PLAT 20464

4TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

PARCEL 2-H

ROCKVILLE TOWN CENTER

PROJ. MGR	KJH
DRAWN BY	KJH
SCALE	1"= 100'
DATE	09/24/2025

MOMENTUM AT ROCKVILLE STATION

PROJECT PLAN
PJT2025-00023
COVER SHEET

PJ0.01

PROJECT NO. 24.271.11

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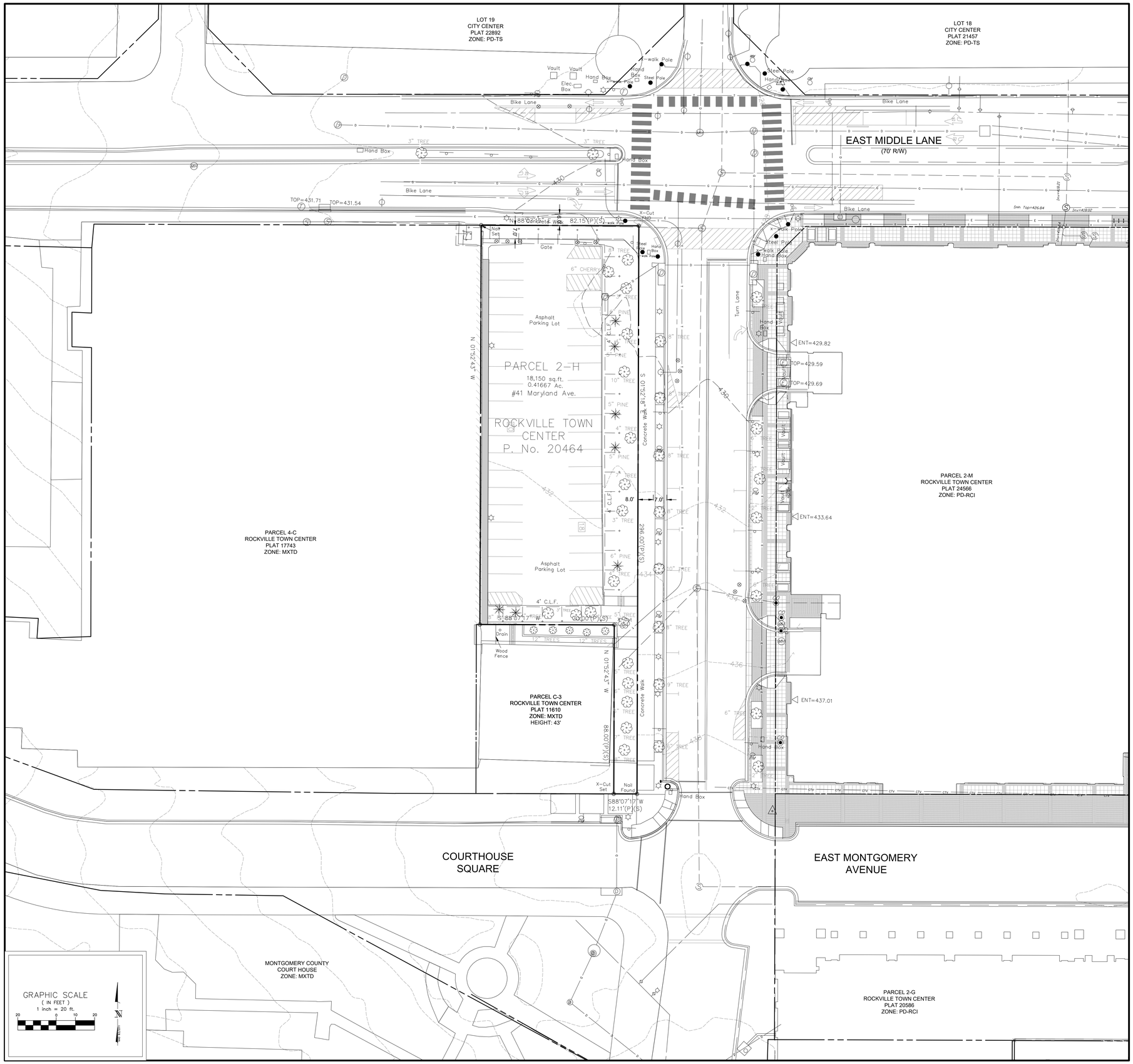

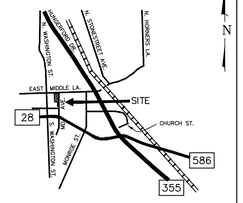

VICINITY MAP
SCALE 1" = 2,000'

LEGEND:

Abbreviation:

AC	=	Air Conditioner
BLDG	=	Building
BLDG	=	Miscellaneous
CPM	=	Cable Paint Mark (Miss Utility)
CLF	=	Chain Link Fence
CONC.	=	Concrete
CC	=	Concrete Curb
CC&G	=	Concrete Curb & Gutter
CMP	=	Corrugated Metal Pipe
(D)	=	Deed
DISC	=	WSSC/Metro Control
EP	=	Edge of Pavement
EMH	=	Electric Man Hole
EPM	=	Electric Paint Mark (Miss Utility)
FEN	=	Fence
FF	=	Finished Floor
FH	=	Fire Hydrant
FL	=	Flow Line
G	=	Ground
GM	=	Gas Meter
GPM	=	Gas Paint Mark (Miss Utility)
GRAV	=	Gravel
GW	=	Guy Wire
HVAC	=	Heating, Ventilation & Air Conditioning
INV	=	Invert
IPC	=	Iron Pipe with Cap
IPF	=	Iron Pipe Found
LP	=	Light Pole
MLBX	=	Mail Box
MH	=	Manhole (unidentified)
MON	=	Monument
NPF	=	Open Pipe Found
(P)	=	Plat
PAV	=	Pavement
PCM	=	Painted Centerline Markings
PEM	=	Painted Edge Markings
PPF	=	Pinched Pipe Found
R\C	=	Rebar with Cap Found
RCP	=	Reinforced Concrete Pipe
(S)	=	Survey
SDMH	=	Storm Drain Manhole
SMH	=	Sewer Manhole
SPM	=	Sewer Paint Mark (Miss Utility)
STRM	=	Stream/Creek
TC	=	Top of Curb (@ Back)
TMH	=	Telephone Manhole
UGE	=	Under Ground Electric
WK	=	Walkway/Path
WMH	=	Water Manhole
WPM	=	Water Paint Mark (Miss Utility)

Symbol:

- = Bench/Seat
- = Benchmark
- = Bike Rack
- = Bollard/Fence Post
- = Cable TV Box
- = Cleanout
- C = Communications Cable (below grade)
- = Concrete
- = Drill Hole Found
- E = Electric Cable (below grade)
- = Electric Manhole
- = Electric Meter
- = Entrance
- = Fence, Wire
- = Fence, Wood
- = Fill Cap (underground tank)
- = Fire Department Connection
- = Fire Hydrant
- = Flag Pole
- = Flood Light
- = Gas Manhole
- = Gas Meter
- G = Gas Pipeline
- = Gas Post
- = Gas Valve
- = Gate
- = Guard Rail
- = Guy Wire
- = Hand Box (electric)
- = Handicap Parking Space/Ramp
- = Headstone
- = HVAC Units
- = Iron Pipe Found
- = Light/Signal Pole
- = Manhole (unidentified)
- = Mailbox
- = Monument Found
- OHW = Over Head Wire(s)
- = Parking Meter
- = Parking Spaces (count)
- = Photo
- = Telephone Junction Box
- = Sewer Manhole
- S = Sewer Pipeline
- = Sign
- = Spigot
- = Sprinkler Control Box/Head
- = Stone
- = Storm Drain Grate
- = Storm Drain Manhole
- = Storm Drain Pipeline
- = Stream/Creek/Waterline
- = Telephone Manhole
- = Traffic Signal Cabinet
- = Traffic Signal Pole
- = Transformer
- = Trashcan
- = Tree/Evergreen
- = Tree/Ornamental
- = Tree/Shade
- = Tree/Shrub or Planting Line
- = Utility Pole
- = Water Blow-off Valve
- = Water Manhole
- = Water Meter
- W = Water Pipeline
- = Water Valve
- = Well/Monitor Well
- = Wheelstop
- = X-Cut Found

NOTES:

1. Vertical Datum is based on NAVD 29/NAVD 88, from W.S.S.C. plan # 218NW07.The vertical datum on this plan is from Field survey methods by MHG on 01/01/2025 and meets National Map Accuracy Standards for a 30 scale topography. By showing the vertical datum at a larger scale does not change the accuracy standards of this datum. Any larger scale detail is for horizontal location clarification only.
2. Horizontal Datum is based on the Maryland Coordinate System NAD 83(2011) Datum as projected by NGS. SmartNet North America Virtual Reference Station System (VRS) was used to establish the horizontal control for this site on 01/01/2025. This survey meets the positional tolerance as specified by Title 9, Subtitle 13, Chapter 6, Sections .04 and .12 of the Minimum Standards of Practice for Land Surveyors.
3. The Horizontal and Vertical Tolerances for this drawing meet or exceeds the National Map Standards for a 30 scale map.
4. Field survey methods were used in the compilation of the topographical data shown on this plan. The field survey was performed by (MHG) on 01/01/2025.
5. The locations of existing underground utilities are shown in their approximate locations as per available records and markings found in the field. The exact locations of all underground utilities should be verified by "MISS UTILITY" prior to excavation. MHG does not express or imply any guarantee or warranty as to the location or existence of any underground utility.
6. Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of this site.
7. The property lines shown hereon do not constitute a current boundary survey.
8. This map and the survey on which it is based were prepared under the responsible charge of the undersigned and are in compliance with COMAR Regulations 09.13.06.04 and 09.13.06.12.T
9. Certification defined – The use of the word certify or certification by a Professional Land Surveyor in the practice of land surveying, constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification and does not constitute a warranty or guarantee, either expressed or implied.
10. This digital data has been generated for the exclusive use of the staff of MHG. MHG makes no guarantee or warranty either assumed or implied as to the accuracy of this data. Should this electronic data be used for Construction Stakeout, the company or person using this data does so at their own risk. It is strongly recommended that you verify this information, to your own satisfaction, before using any of this data. Quality control of the drawings and data is the responsibility of the user.

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Applicant: SCG Development Holdings, LLC / Comstock 41 Maryland, LLC c/o SCG Development Holdings, LLC
Address: 8245 Boone Blvd #640, Vienna, VA 22182
Contact: Kirk Salpini
Phone: 703-942-6610 x 200
Email: kas@scgdevelopment.com

REVISIONS

NO.	DESCRIPTION	DATE

TAX MAP GR342 WSSC 218NW07

PLAT 20464

4TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

PARCEL 2-H

ROCKVILLE TOWN CENTER

PROJ. MGR	KJH
DRAWN BY	KJH
SCALE	1"= 20'
DATE	09/24/2025

MOMENTUM AT ROCKVILLE STATION

PROJECT PLAN PJT2025-00023
EXISTING CONDITIONS PLAN

PJ1.01

PROJECT NO. 24.271.11

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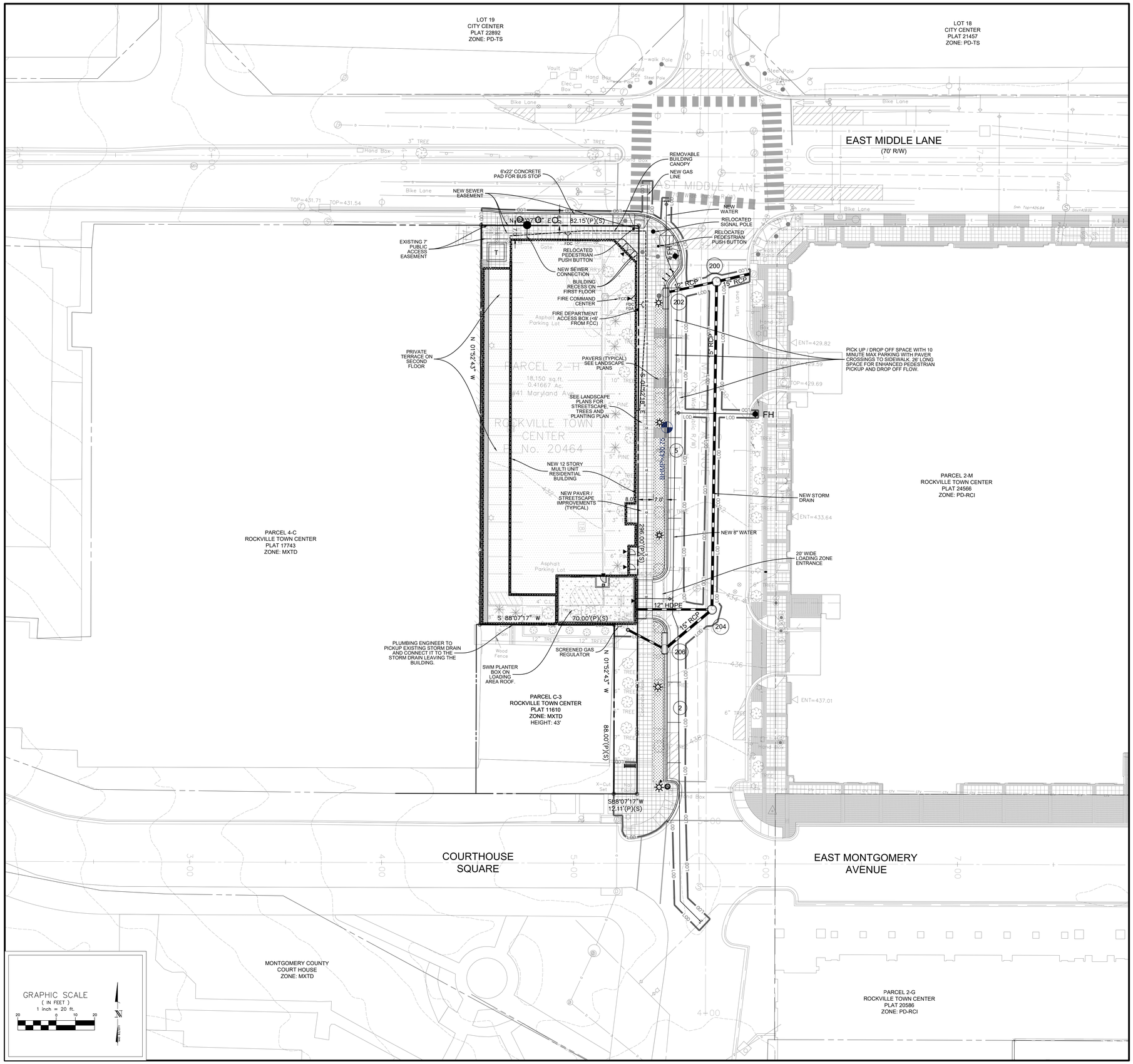

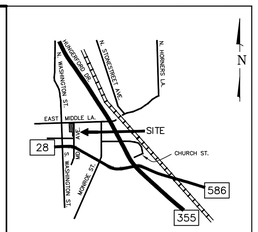

VICINITY MAP
SCALE 1" = 2,000'

SITE DATA	
SUBJECT PROPERTIES:	PARCEL 2-H ROCKVILLE TOWN CENTER PLAT 20464
PROPERTY ADDRESSES:	41 MARYLAND AVENUE
TAX ID NUMBERS:	04-03198603
PROPERTY OWNER:	COMSTOCK 41 MARYLAND, LLC 1900 RESTON METRO PLAZA, 10TH FLOOR RESTON, VA 20190
EXISTING / PROPOSED SITE AREA:	18,150 SF (0.41667 AC)
ZONING CLASSIFICATION:	PD-RCI (ROCKVILLE CENTER INC) & TOWN CENTER PERFORMANCE OVERLAY
EXISTING USES:	SURFACE PARKING LOT
PROPOSED USES:	MULTI-FAMILY RESIDENTIAL (147 UNITS TOTAL)

GENERAL NOTES

1. THE EXISTING CONDITIONS AND PROPERTY BOUNDARY SHOWN FOR PARCEL 2-H ARE TAKEN FROM TOPOGRAPHIC & BOUNDARY SURVEYS PREPARED BY MHG, LAST UPDATED IN JANUARY OF 2025.
2. EXISTING UTILITIES SHOWN ARE BASED ON VISIBLE SURVEYED APPURTENANCES, MARKINGS BY MISS UTILITY, ACCESSIBLE STRUCTURES AND PLANS OF RECORD.
3. THE PROPERTY IS WITHIN THE ROCK CREEK WATERSHED.
4. THE PROPERTY DOES NOT CONTAIN "WATERS OF THE UNITED STATES", WETLANDS, STREAMS, SEEPS, SPRINGS, FLOODPLAINS OR THEIR ASSOCIATED BUFFERS.
5. THE PROPERTY IS NOT IDENTIFIED IN THE CITY OF ROCKVILLE'S HISTORIC BUILDINGS INDEX.
6. A NATURAL RESOURCES INVENTORY / FOREST STAND DELINEATION (NRI/FSD) FOR THIS PROPERTY WAS SUBMITTED UNDER 2025-24-NRI ON 12/20/2024.
7. THE PROPERTY IS WITHIN THE CITY OF ROCKVILLE WATER AND SEWER SERVICE AREA.
8. REFER TO FINAL SITE PLAN FOR GRADING, UTILITIES AND ADDITIONAL SITE DEVELOPMENT DETAILS.

DEVELOPMENT STANDARDS - PD-RCI/MXTD ZONE.[1]

	PERMITTED/REQUIRED	PROVIDED
MAXIMUM BUILDING HEIGHT 25.13.05 (b)	100 FT ABOVE 448 FT[2] ELEVATION OR 117.25[8]	120 FT[9,10] ABOVE 448 FT ELEVATION / 137.25 FT ABOVE BHMP[8,10]
MINIMUM OPEN AREA 25.13.05 (b)	15% (2,722 SF)	27% (4,920 SF)[3]
MINIMUM PUBLIC USE SPACE 25.13.05 (b)	0%[4]	N/A
MINIMUM LOT WIDTH AT FRONT LOT LINE: 25.13.05 (b)	10 FT	296 FT (MARYLAND AVE)
PUBLIC RIGHT-OF-WAY ABUTTING SETBACK: 25.13.05 (b)	NONE REQ'D.	0 FT
MINIMUM SIDE YARD SETBACK: 25.13.05 (b)	0FT OR 10FT IF PROVIDED[5]	O FT
MINIMUM REAR YARD SETBACK: 25.13.05 (b)	0FT OR 10FT IF PROVIDED[5]	O FT
MINIMUM AUTO SPACES: 25.16.03	PARKING WAIVER REQUESTED	0 SPACES
MINIMUM BICYCLE SPACES - SHORT TERM: 25.16.03	3 SPACES	6 SPACES
MINIMUM BICYCLE SPACES - LONG TERM: 25.16.03	49 SPACES	49 SPACES OR MORE

FOOTNOTES

1. DESIGNATED EQUIVALENT ZONE FOR PD-RCI IS THE MXTD ZONE.
2. BUILDING HEIGHT OF UP TO 100 FEET ABOVE THE 448' ELEVATION WAS APPROVED BY PRELIMINARY DEVELOPMENT PLAN PDP94-0001
3. SEE OPEN AREA EXHIBIT FOR BACKUP. IN ADDITION, THE PROPERTY IS PART OF THE ORIGINAL COMPREHENSIVE PLAN OF THE PDP94-001 THAT IMPROVED AND DEDICATED A COMPREHENSIVE LINKED SET OF OPEN SPACES AND FUNCTIONAL GATHERING AREAS FROM THE EAST JEFFERSON STREET AND THE RED BRICK COURTHOUSE PARK AREAS UP TO PROMENADE PARK AT THE TIME OF ORIGINAL DEVELOPMENT OF THE BLOCKS, IN LIEU OF SMALL OPEN SPACES ON EACH BLOCK.
4. AS NOTED IN 25.17.01.e, THE PROJECT IS EXEMPT FROM PUBLIC SPACE REQUIREMENTS SINCE THIS IS A 100% AFFORDABLE HOUSING PROJECT.
5. PROJECT IS A CORNER LOT AND THE PROPERTY AT PARCEL C-3, IS A COMMERCIAL USE AND IS LESS THAN 45' TALL, THEREFORE THERE IS A 0 FT SIDE SETBACK THAT IS REQUIRED OR A SETBACK OF 10' MINIMUM IF PROVIDED.
6. PARCEL 4-C HAS A COMMERCIAL USE. THEREFORE THERE IS A 0 FT REAR SETBACKS REQUIRED OR A 10' MINIMUM SETBACK IF ONE IS PROVIDED.
7. CONCURRENT WITH THIS APPLICATION, THE APPLICANT IS SUBMITTING A WAIVER REQUEST TO PURSUE FLEXIBLE PARKING STANDARDS PURSUANT TO SECTION 25.16.03.h.1 OF THE ZONING ORDINANCE.
8. THE BUILDING HEIGHT MEASURING POINT (BHMP) UNDER THE ZONING ORDINANCE IS THE ELEVATION OF THE APPROVED STREET GRADE AT THE MIDDLE OF THE FRONT OF THE BUILDING AT THE TOP OF THE CURB. BHMP = 430.75'. PERMITTED / REQUIRED BUILDING HEIGHT = (448+100), -430.75' = 117.25'.
9. MAX HEIGHT REQUESTED 120 FT OVER THE 448' ELEVATION. BASED ON THE BHMP THIS EQUATES TO A MAX BUILDING HEIGHT OF 137.25 FT. REQUEST TO WAIVE EQUIVALENT ZONE STANDARDS FOR INCREASED HEIGHT FROM 100[2] TO 120' OVER 448' ELEVATION SUBMITTED WITH THIS APPLICATION. SEE STATEMENT OF JUSTIFICATION FOR MORE INFORMATION.
10. ILLUSTRATIVE ONLY HEIGHT OF PROJECT PLAN ARCHITECTURAL CONCEPT IS 566'. THIS IS 566 - 448[2] = 118' ABOVE THE 448' ELEVATION[2]. THIS IS A HEIGHT OF 566' - 430.75[8] = 135.25' ABOVE THE BHMP[8]. THIS IS ILLUSTRATIVE ONLY AND FINAL BUILDING HEIGHT WILL BE CONFIRMED AT SITE PLAN WITHIN THE APPROVED MAX HEIGHT APPROVED WITH THE PROJECT PLAN.

MHG
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
LAND PLANNING

9220 Wightman Road, Suite 120
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Phone: 301.670.0840
www.mhgpa.com

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Owner: Comstock 41 Maryland, LLC
Address: 1900 Reston Metro PLZ, 10th fl, Reston VA 20190
Contact: Robert Demchak
Phone: 703.230.1985
Email: rdemchak@comstock.com

Applicant: SCG Development Holdings, LLC / Comstock 41 Maryland, LLC c/o SCG Development Holdings, LLC
Address: 8245 Boone Blvd #640, Vienna, VA 22182
Contact: Kirk Salpini
Phone: 703-942-6610 x 200
Email: kas@scgdevelopment.com

REVISIONS

NO.	DESCRIPTION	DATE

TAX MAP GR342 WSSC 218NW07

PLAT 20464

4TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

PARCEL 2-H

ROCKVILLE TOWN CENTER

PROJ. MGR	KJH
DRAWN BY	KJH
SCALE	1"= 20'
DATE	09/24/2025

MOMENTUM AT ROCKVILLE STATION

PROJECT PLAN
PJT2025-00023
PROJECT PLAN

PJ2.01

PROJECT NO. 24.271.11

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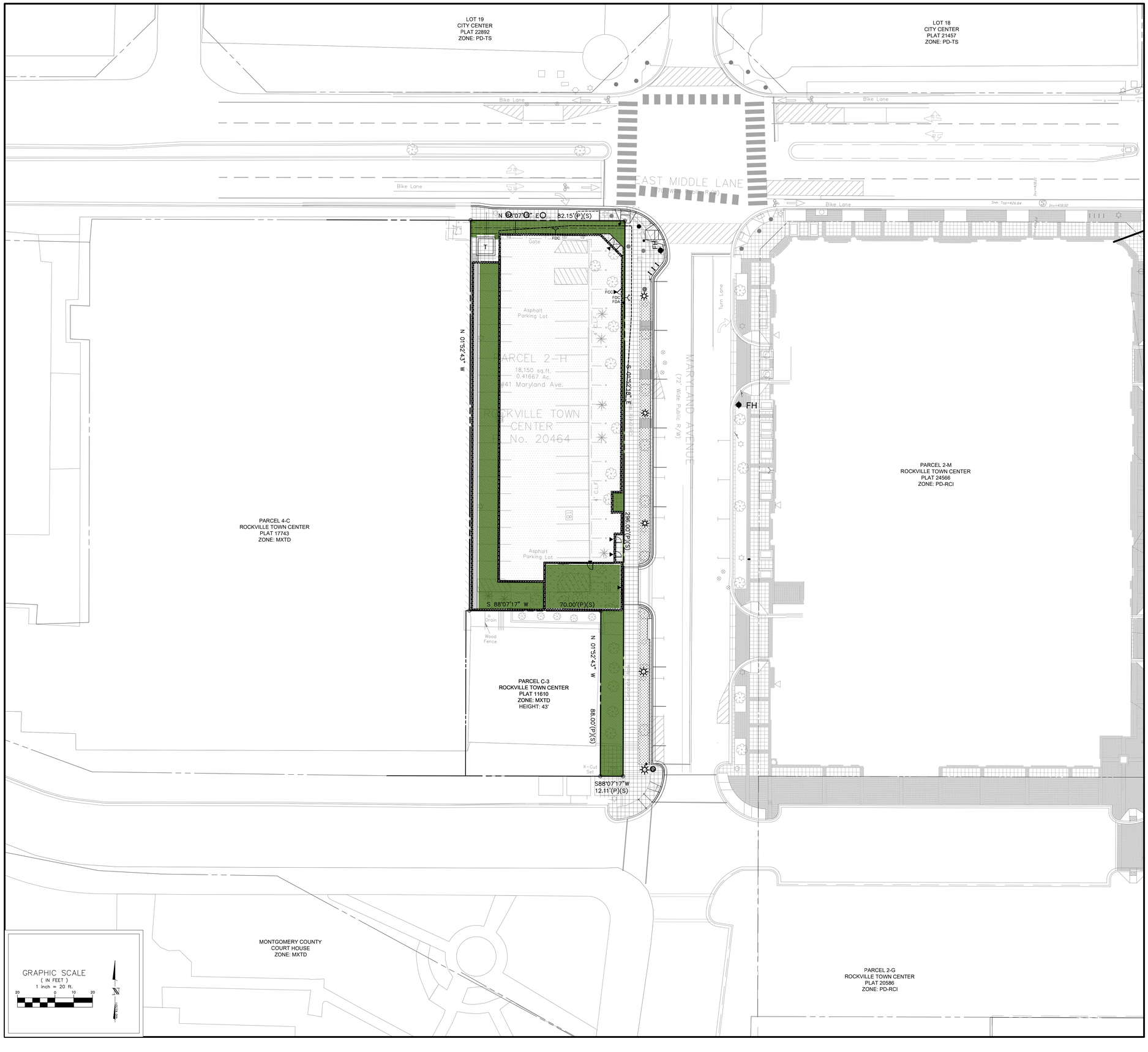

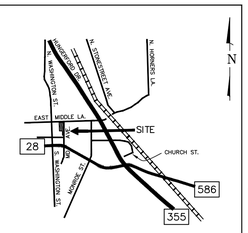

VICINITY MAP
SCALE 1" = 2,000'

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REVISIONS

NO.	DESCRIPTION	DATE

TAX MAP GR342 WSSC 218NW07

PLAT 20464

4TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

PARCEL 2-H

ROCKVILLE TOWN CENTER

PROJ. MGR	KJH
DRAWN BY	KJH
SCALE	1"= 20'
DATE	09/24/2025

MOMENTUM AT ROCKVILLE STATION

PROJECT PLAN
PJT2025-00023
OPEN AREA EXHIBIT

PJ2.21

PROJECT NO. 24.271.11

I:\24271\Dwg\PJ_11_01.dwg, PJ2.21 - OPEN AREA EXHIBIT, 9/24/2025 1:55:16 PM, khughes, ARCH E1 (30.00 x 42.00 Inches), Copyright © 2025 Macris, Hendricks & Glascock, P.A., Copyright © 2025 Macris, Hendricks & Glascock, P.A.

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

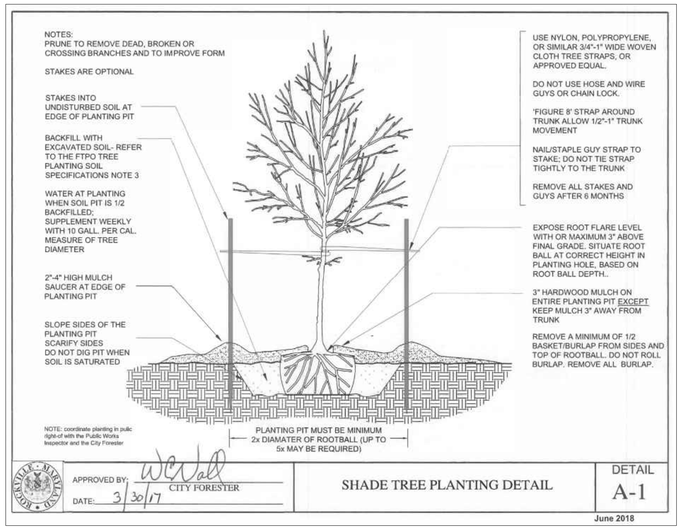
     1. Test existing soil to verify it has a pH range between 5.5 and 7, and a nutrient content which corresponds to an adequate rating, per current industry standards. If soil does not meet nutrient standards, one of two options will be performed to mitigate the soil:
        a. Option 1- Till Method- Depth 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.

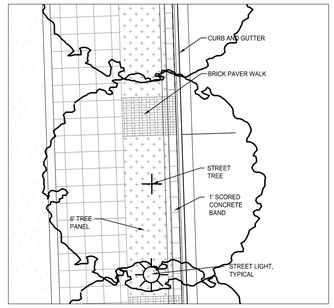
8. Tree planting will generally not be permitted between the dates of June 1 and September 1, or when the ground is frozen.
9. DEFINITIONS
   a. Topsoil
      i. Soil can be considered topsoil if it originates from an A horizon of a natural soil or is a mineral soil with 4-6%% organic matter content, 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.

Post Planting:

The permittee shall notify the City Forester IN WRITING when the planting is complete and request a post planting inspection. The inspection must include the permittee, landscape contractor and Forestry Inspector. The maintenance and warranty period will not begin until the City Forester has accepted ALL plantings. **Trees will be inspected for plant quality and proper planting in accordance with City specifications and nursery standards. Once the maintenance period has begun, the applicant is responsible for maintaining plant health in accordance with the signed Warranty and Maintenance Agreement.** Routine inspections will be conducted throughout the warranty period and the applicant will be notified in writing when corrective measures are required. **Failure to complete the corrective measures by the given date may result in fines being issued, permits revoked, extension of warranty period or other punitive measures.** Such maintenance shall include when appropriate, but not necessarily be limited to:

- Watering, fertilizing and control of competing vegetation throughout the maintenance period as necessary.
- Pruning, mulching, tightening of strapping, resetting of plants to proper grades or upright position.
- Furnishing and applying pesticides or other items necessary to thwart damage from insects and disease.
- Providing protection measures such as fencing and interpretive signs as necessary, to prevent destruction or degradation of the planting site.
- Replacement of dead and dying trees. Survival standards contained in the State Forest Conservation Manual shall be followed for the protection and satisfactory establishment of forest where applicable.
- Eradicate, suppress and control non-native and invasive plant species during the maintenance period to the satisfaction of the City Forester.
- Installing and maintaining devices to protect against wildlife damage.
- Removal of staking and strapping after six months.





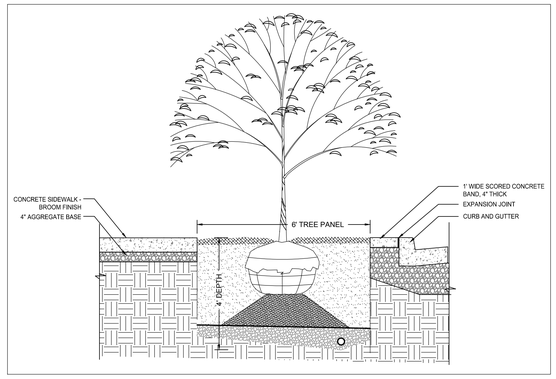
STREET TREE PANEL - PLAN VIEW
NOT TO SCALE

MANUFACTURER: LANDSCAPE FORMS
WEBSITE: LANDSCAPEFORMS.COM
PRODUCT NAME: PARC VUE BENCH, 6' LENGTH
COLOR/MATERIAL: ALUMINUM, FOG FINISH
QUANTITY: 1
NOTES: INSTALL PER MANUFACTURER'S INSTRUCTIONS.

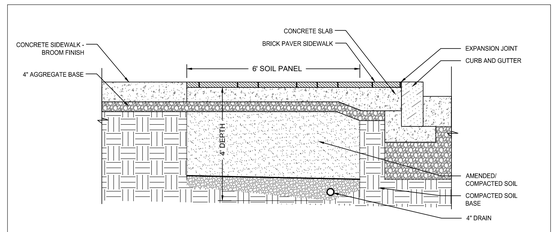
SITE BENCH
NOT TO SCALE

MANUFACTURER: LANDSCAPE FORMS
WEBSITE: LANDSCAPEFORMS.COM
PRODUCT NAME: PLAINWELL RECEPTACLE, 35 GAL. CAPACITY
COLOR/MATERIAL: ALUMINUM, FOG FINISH
QUANTITY: 2
NOTES: INSTALL PER MANUFACTURER'S INSTRUCTIONS.

LITTER RECEPTACLE
NOT TO SCALE



STREET TREE PANEL
NOT TO SCALE



SOIL PANEL AT BRICK PAVER WALK
NOT TO SCALE

TO MATCH EXISTING
STREET LIGHT (TYP.)
NOT TO SCALE

MANUFACTURER: LANDSCAPE FORMS
WEBSITE: LANDSCAPEFORMS.COM
PRODUCT NAME: RIDE BICYCLE RACK
COLOR/MATERIAL: ALUMINUM, FOG FINISH
QUANTITY: 3
NOTES: INSTALL PER MANUFACTURER'S INSTRUCTIONS.

BICYCLE RACK
NOT TO SCALE

MANUFACTURER: HANOVER
WEBSITE: HANOVERPAVERS.COM
PRODUCT NAME: TRADITIONAL PREST BRICK
COLOR/MATERIAL: RED/ CHARCOAL BLEND, NATURAL FINISH
NOTES: INSTALL PER MANUFACTURER'S INSTRUCTIONS.

BRICK PAVER
NOT TO SCALE

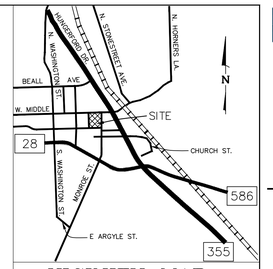
MANUFACTURER: KORNEGAY DESIGN
WEBSITE: KORNEGAYDESIGNS.COM
PRODUCT NAME: 36" CIRQUE PLANTER
COLOR/MATERIAL: NATURAL GRAY
QUANTITY: 3
NOTES: INSTALL PER MANUFACTURER'S INSTRUCTIONS.

PLANTER
NOT TO SCALE

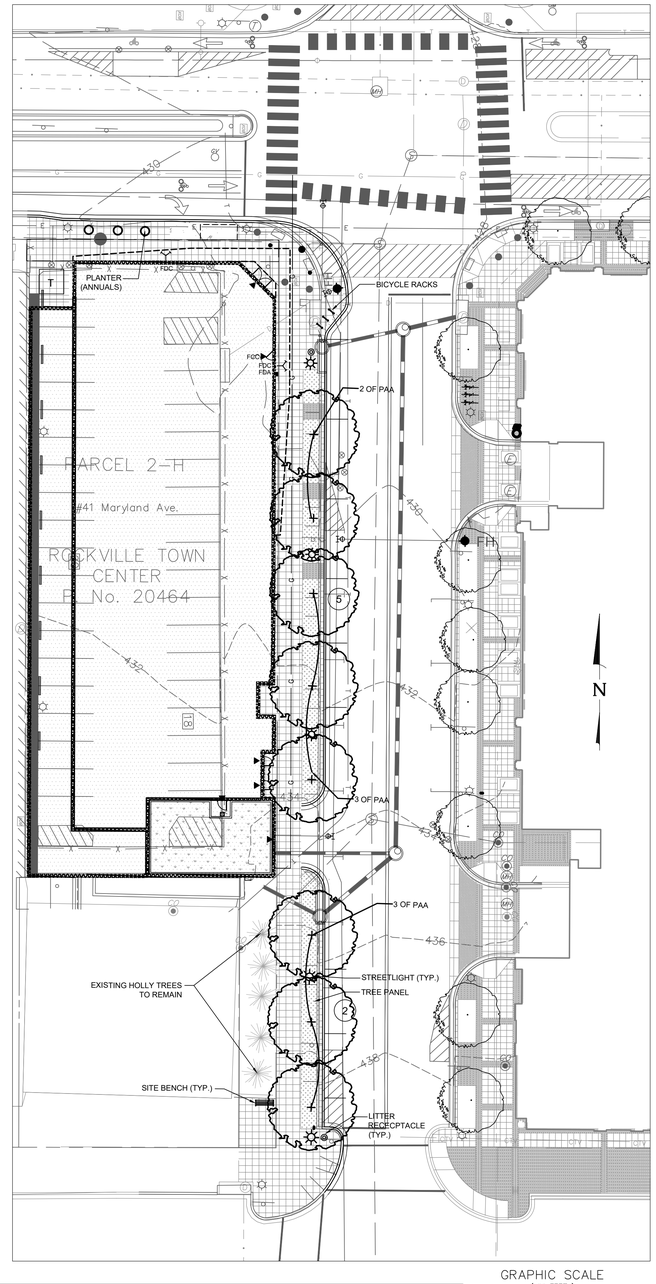
Community Planning & Development Services
Received
October 9, 2025

LEGEND

- PROPOSED STREET TREES
- EXISTING TREES
- PROPOSED TREE PITS/ LAWN PANEL
- PROPOSED LITTER RECEPTACLE
- PROPOSED SITE BENCH
- PROPOSED BICYCLE RACK
- EXISTING LIGHT POLE TO REMAIN
- PROPOSED LIGHT POLE



VICINITY MAP
SCALE 1" = 2,000'



STREET TREE LIST							
KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL	HGT	ROOT	SPACING
SHADE TREES							
PAA	8	Platanus x acerfolia	London Planetree	2 ½"-3" cal.		B&B	55' o.c.

Note: Plant counts are provided for the convenience of the contractor. The plan dominates on any discrepancies between the table and the plan. Contractor is responsible for verifying the counts and bringing any discrepancies to the attention of the landscape architect and client before proceeding. The planting plan must be carefully followed to ensure good plant survival and acceptance of landscaping upon completion of the project. Failure to install the specified plants in the specified locations will result in the rejection of the entire planting area, and the contractor will be required to reinstall the plantings as shown on the plans at their own expense. Substitutions are not allowed without prior approval of the landscape architect.

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
20 0 10 20

NOTE: FINAL LANDSCAPE PLAN TO BE APPROVED AT SITE PLAN

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Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Landscape Architect under the Laws of the State of Maryland. Lic. No. 615
Exp. Date. 09.10.2027

Comstock Companies Reston Station
1900 Reston Metro Plaza
10th Floor
Reston, VA 20190
mdaugard@comstock.com

REVISIONS

NO.	DESCRIPTION	DATE

TAX MAP GR342 WSSC 218NW07

PLAT 20464

4TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

PARCEL 2-H

ROCKVILLE TOWN CENTER

PROJ. MGR	KJH
DRAWN BY	CEB
SCALE	1"= 20'
DATE	08.12.2025

MOMENTUM AT ROCKVILLE STATION

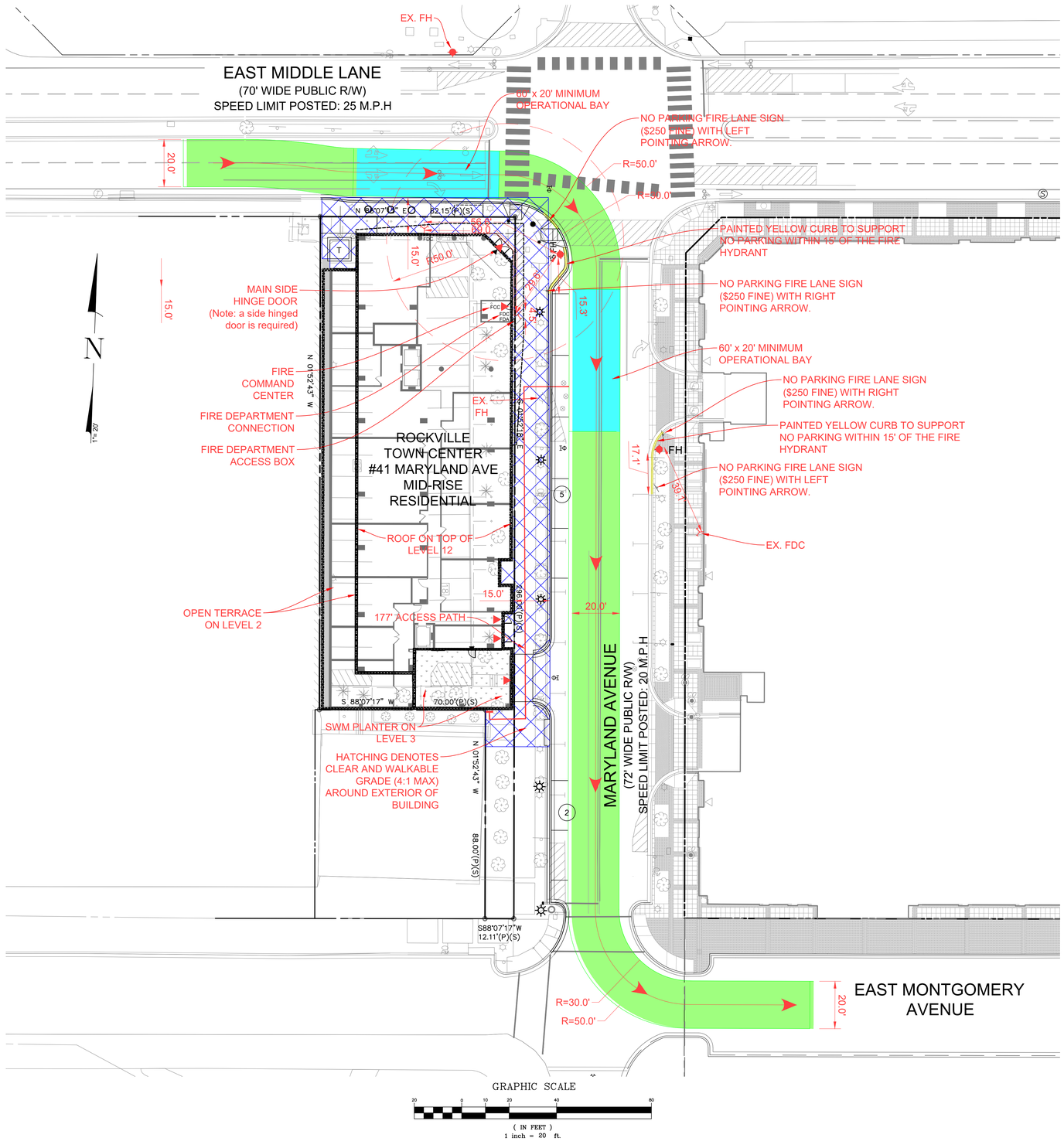
PROJECT PLAN
PJT2025-00023
ILLUSTRATIVE LANDSCAPE PLAN

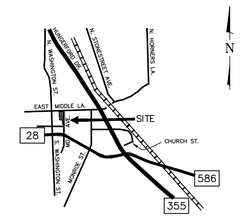
L1.01

PROJECT NO. 24.271.11

SHEET NO. 1 OF 1

Community Planning & Development Services
Received
October 9, 2025





VICINITY MAP
SCALE 1" = 2,000'

LEGEND

- APPARATUS ACCESS MOVEMENT
- OPERATIONAL BAY 60 X 20' MIN
- 15' CLEAR AND WALKABLE GRADE AROUND BUILDING (4:1 MAX)
- MAIN EXTERIOR DOORS
- ACCESS PATH LENGTH

Structures undergoing construction, alteration, or demolition operations, including those in underground locations, shall comply with NFPA 241 and this chapter. NFPA 1, 16.1.1.

All of the following items shall be addressed in the fire safety program:
(1) Good housekeeping
(2) On-site security
(3) Fire protection systems
(a) For construction operations, installation of new fire protection systems as construction progresses
(b) For demolition operations, preservation of existing fire protection systems during demolition
(4) Organization and training of an on-site fire brigade
(5) Development of a prefire plan with the local fire department
(6) Rapid communication
(7) Consideration of special hazards resulting from previous occupancies
(8) Protection of existing structures and equipment from exposure fires resulting from construction, alteration, and demolition operations
NFPA 1, 16.3.1.2. [241:7.1]

It is the Owner's Responsibility for Fire Protection. NFPA 1, 16.3.2.
16.3.2.1* The owner shall designate a person who shall be responsible for the fire prevention program and who shall ensure that it is carried out to completion. NFPA 1, 16.3.2.1. [241:7.2.1]

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LAND SURVEYING
LANDSCAPE ARCHITECTURE
LAND PLANNING

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Montgomery Village, MD 20886
Phone: 301.670.0840
www.mhgpa.com

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Owner: Comstock 41 Maryland, LLC
Address: 1900 Reston Metro PLZ, 10th fl, Reston VA 20190
Contact: Robert Demchak
Phone: 703.230.1985
Email: rdemchak@comstock.com

Applicant: SCG Development Holdings, LLC / Comstock 41 Maryland, LLC c/o SCG Development Holdings, LLC
Address: 8245 Boone Blvd #640, Vienna, VA 22182
Contact: Kirk Salpini
Phone: 703-942-6610 x 200
Email: kas@scgdevelopment.com

REVISIONS

NO.	DESCRIPTION	DATE

TAX MAP GR342 WSSC 218NW07

PLAT 20464

4TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

PARCEL 2-H

ROCKVILLE TOWN CENTER

PROJ. MGR	KJH
DRAWN BY	JDP
SCALE	1"= 20'
DATE	08/12/2025

FIRE DEPARTMENT SITE PLAN

PJ2.31

PROJECT NO. 24.271.11

Community Planning & Development Services
Received
August 20 2025

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A-02 - ARCHITECTURAL SITE PLAN
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41 MARYLAND AVE

ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT

COVER

A-01

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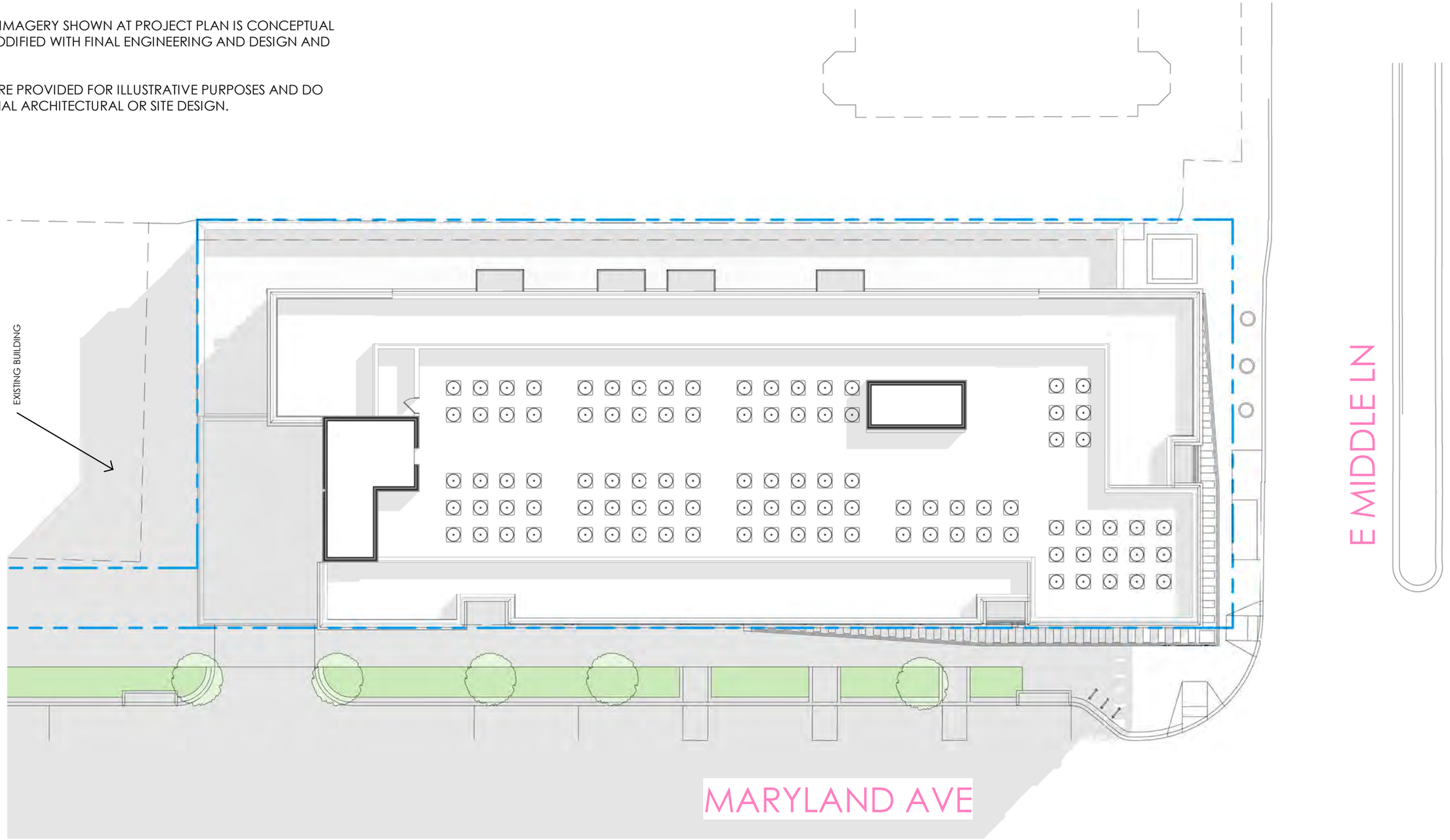

ARCHITECTURAL SITE PLAN SCALE: 1" = 20'-0"

N

41 MARYLAND AVE

ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT

ARCHITECTURAL SITE PLAN

10' 20' 40'

SCALE: 1" = 20'-0"

A-02

8/13/2025 3:55:33 PM

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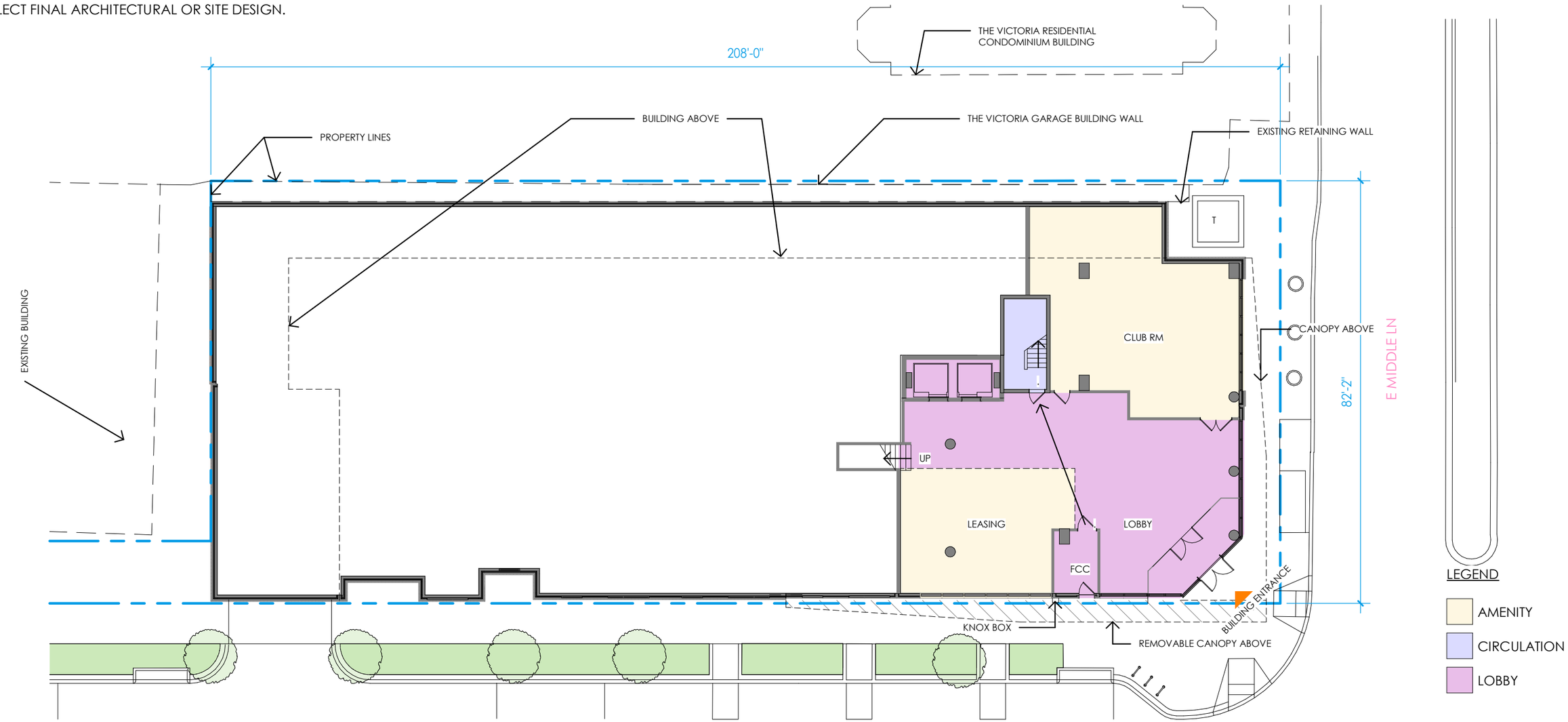

GROUND LEVEL PLAN SCALE: 1" = 20'-0"

N

41 MARYLAND AVE

ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT

GROUND LEVEL PLAN

10' 20' 40'

SCALE: 1" = 20'-0"

A-03

8/13/2025 3:55:34 PM

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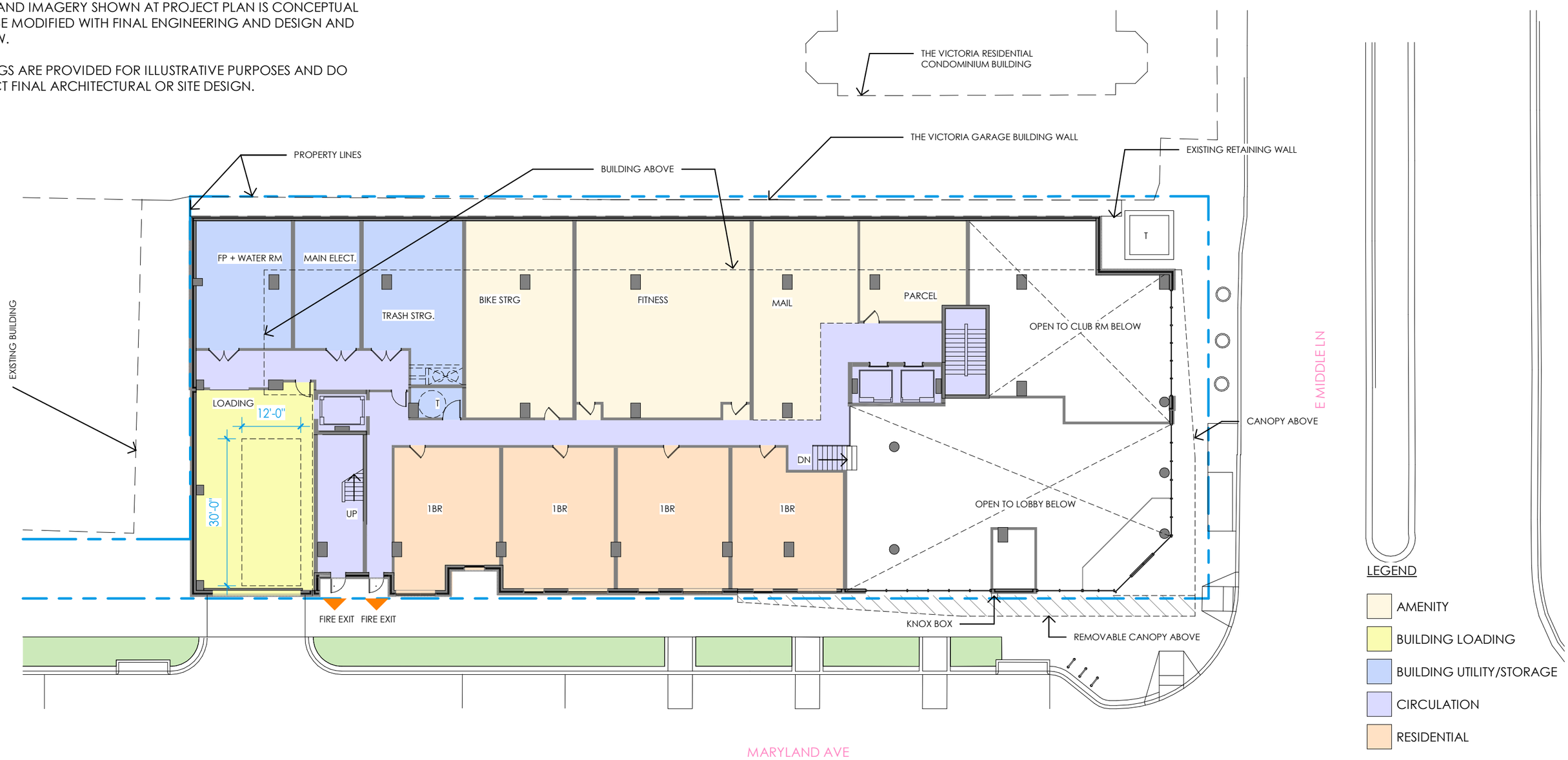

LEVEL 1 PLAN SCALE: 1" = 20'-0"

N

41 MARYLAND AVE

ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT

LEVEL 1 PLAN

10' 20' 40'

SCALE: 1" = 20'-0"

A-04

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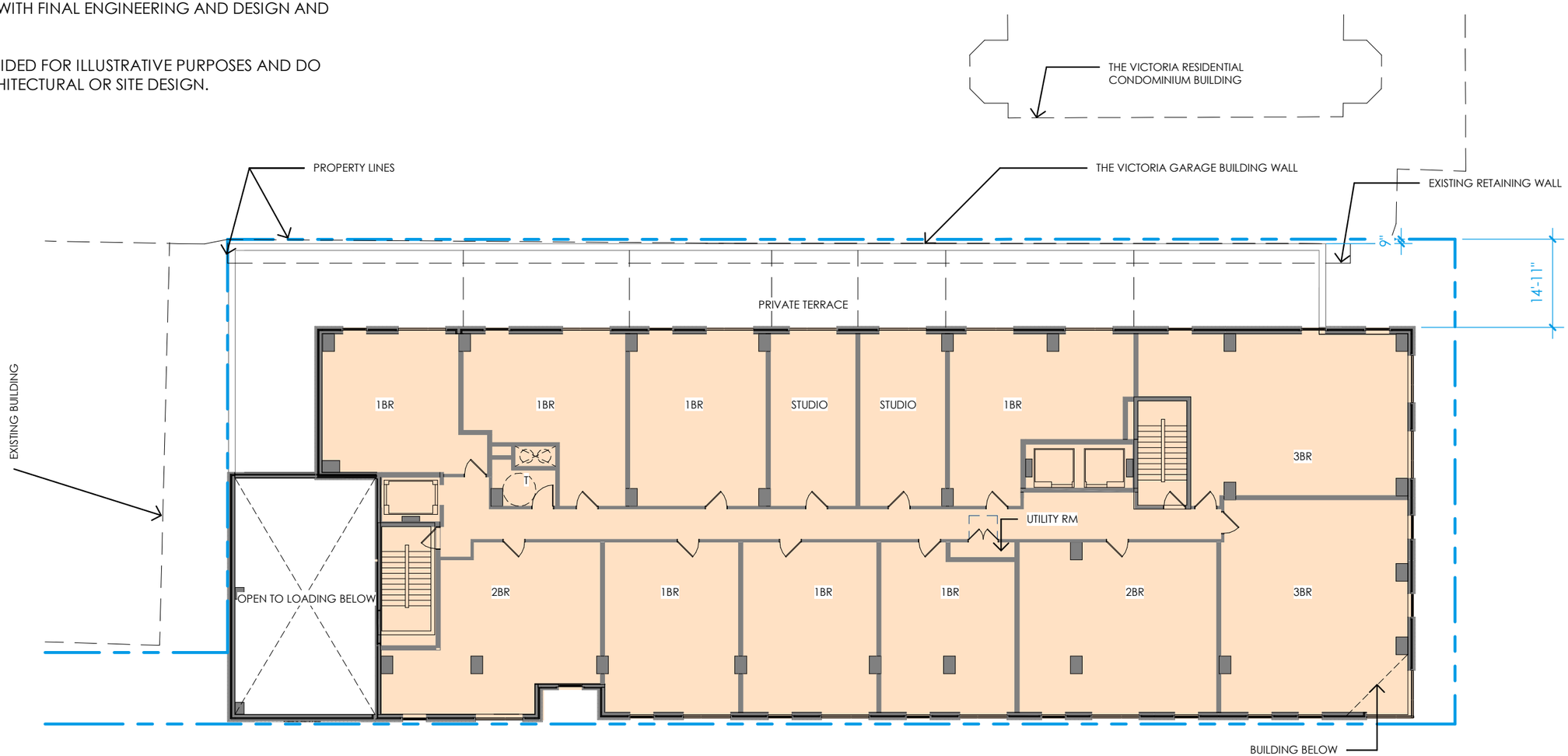

LEVEL 2 PLAN SCALE: 1" = 20'-0"

N

41 MARYLAND AVE

ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT

LEVEL 2 PLAN

10' 20' 40'

SCALE: 1" = 20'-0"

A-05

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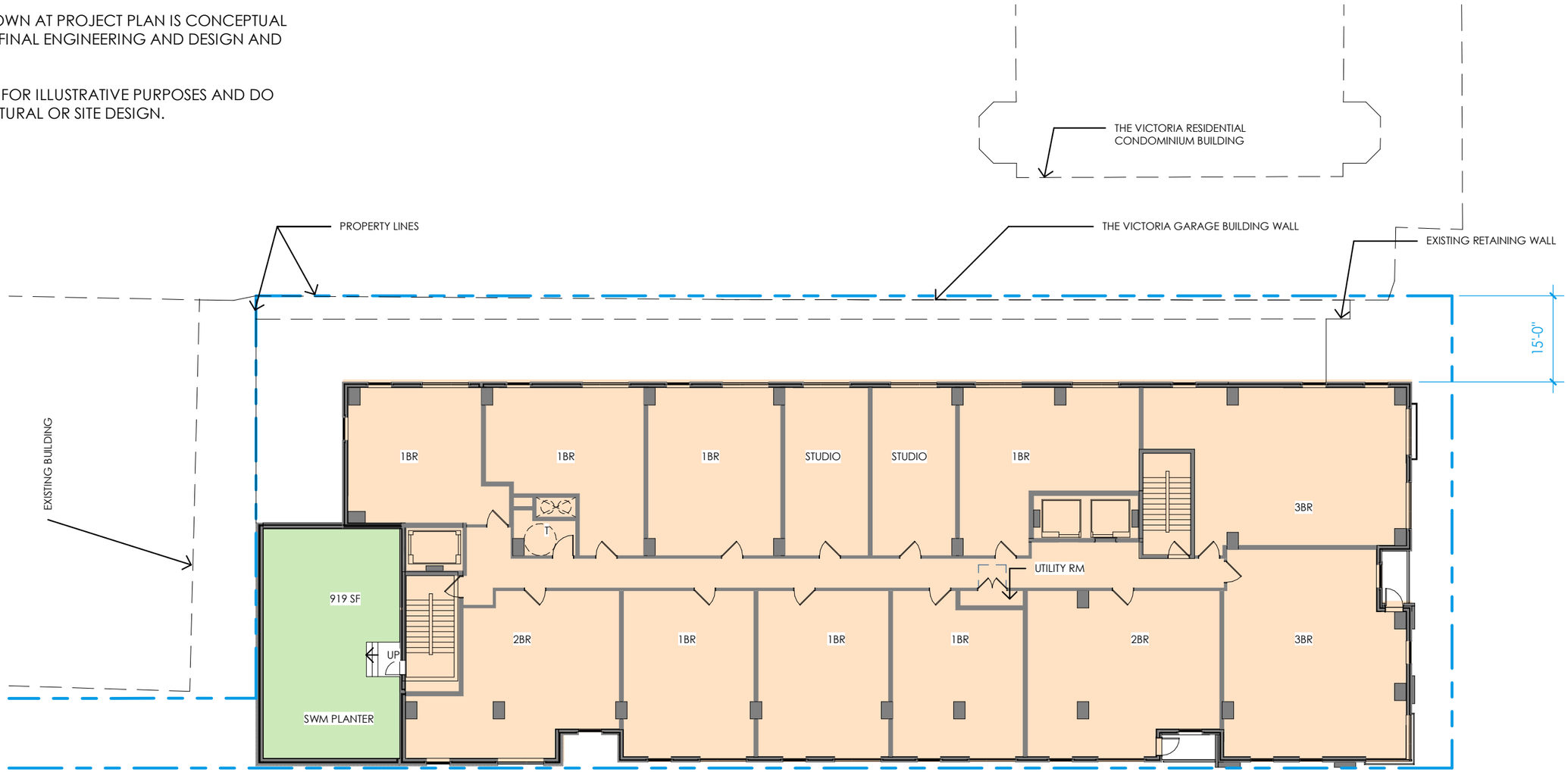

LEVEL 3 SCALE: 1" = 20'-0"

N

41 MARYLAND AVE

ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT

LEVEL 3 PLAN

10' 20' 40'

SCALE: 1" = 20'-0"

A-06

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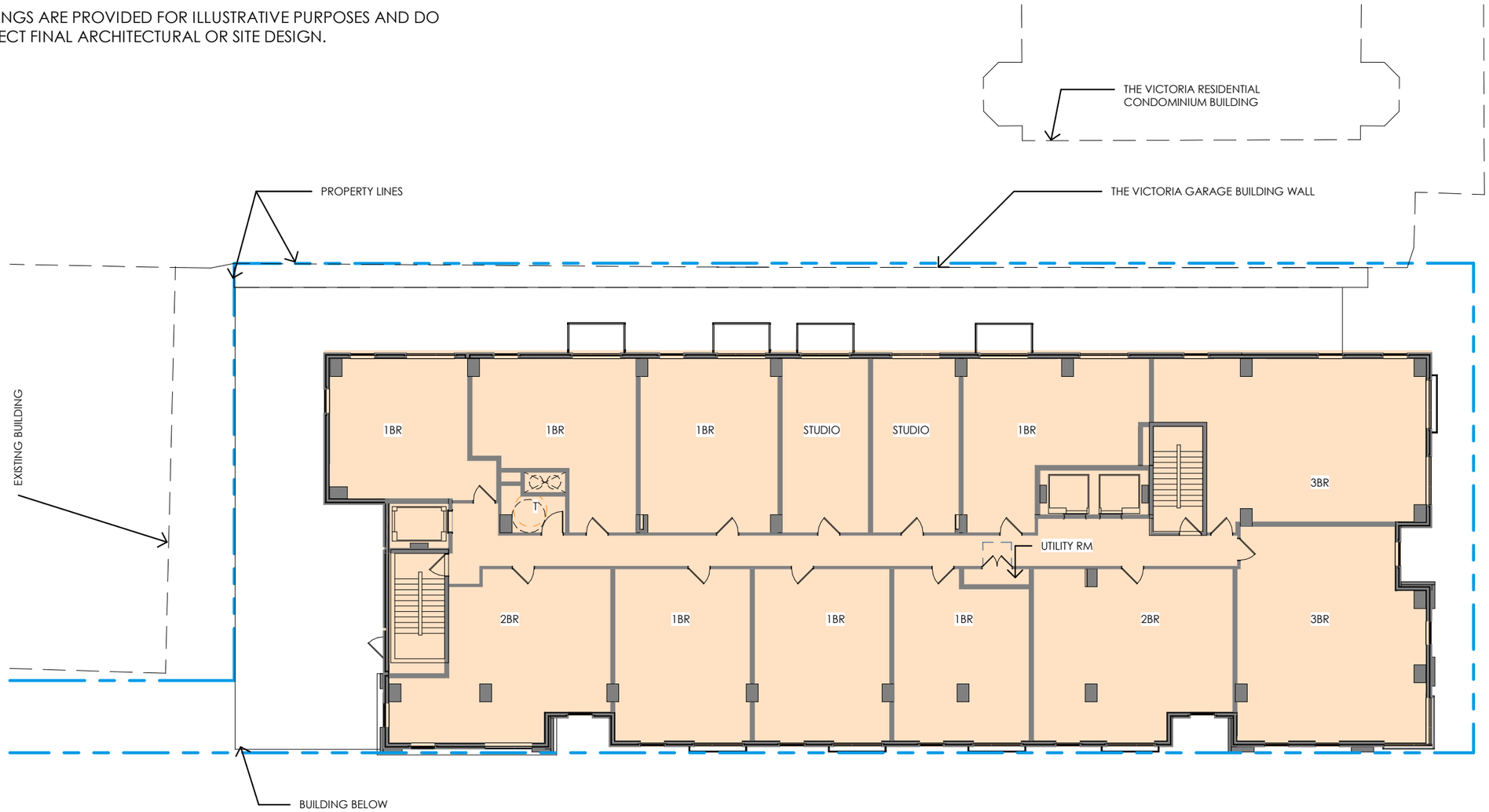

LEGEND

RESIDENTIAL

TYPICAL LEVEL PLAN SCALE: 1" = 20'-0"

N

41 MARYLAND AVE

ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT

TYPICAL LEVEL PLAN

10' 20' 40'

SCALE: 1" = 20'-0"

A-07

8/13/2025 3:55:35 PM

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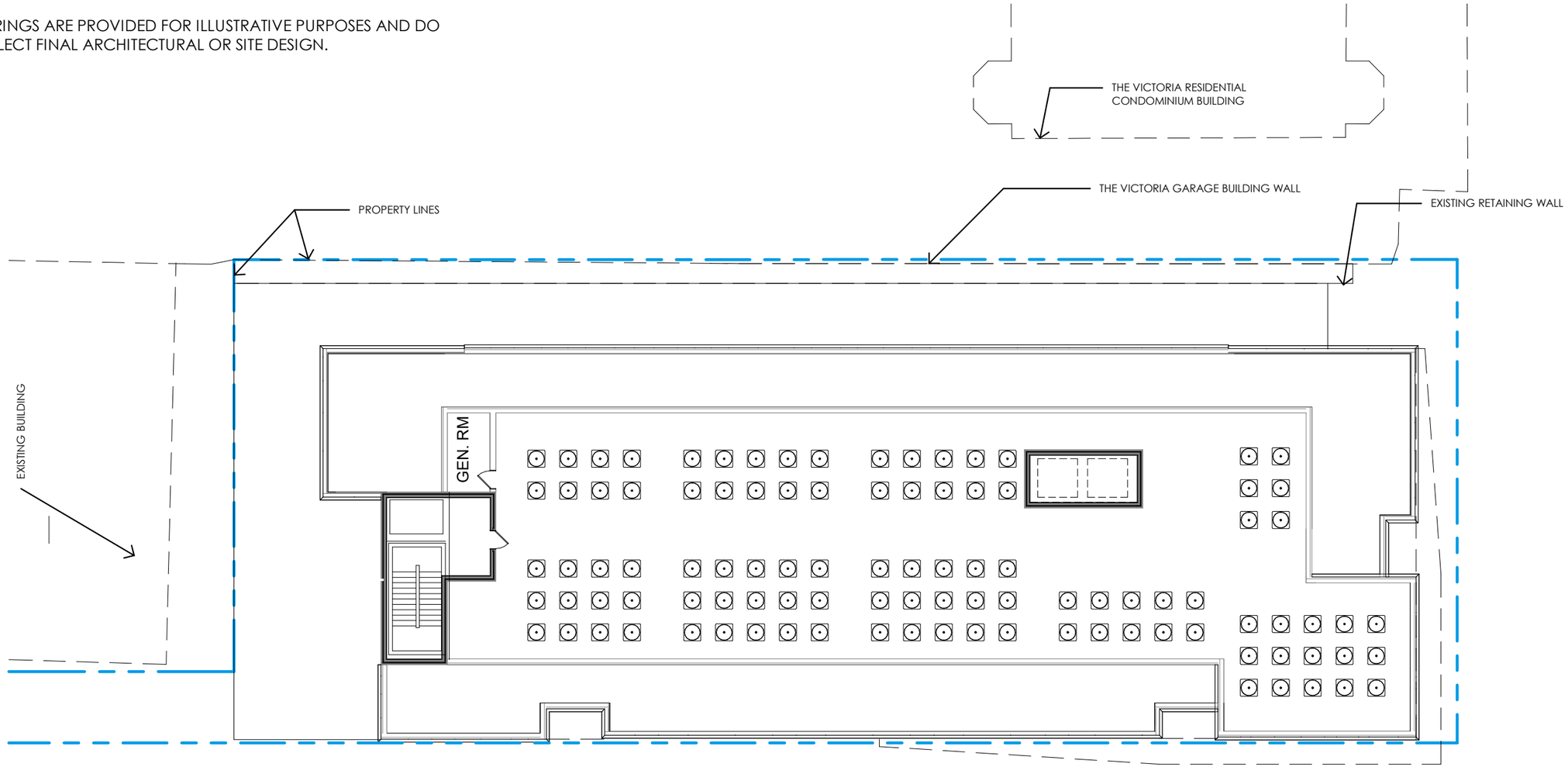

ROOF PLAN SCALE: 1" = 20'-0"

N

41 MARYLAND AVE

ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT

ROOF LEVEL PLAN

10' 20' 40'

SCALE: 1" = 20'-0"

A-08

8/13/2025 3:55:35 PM

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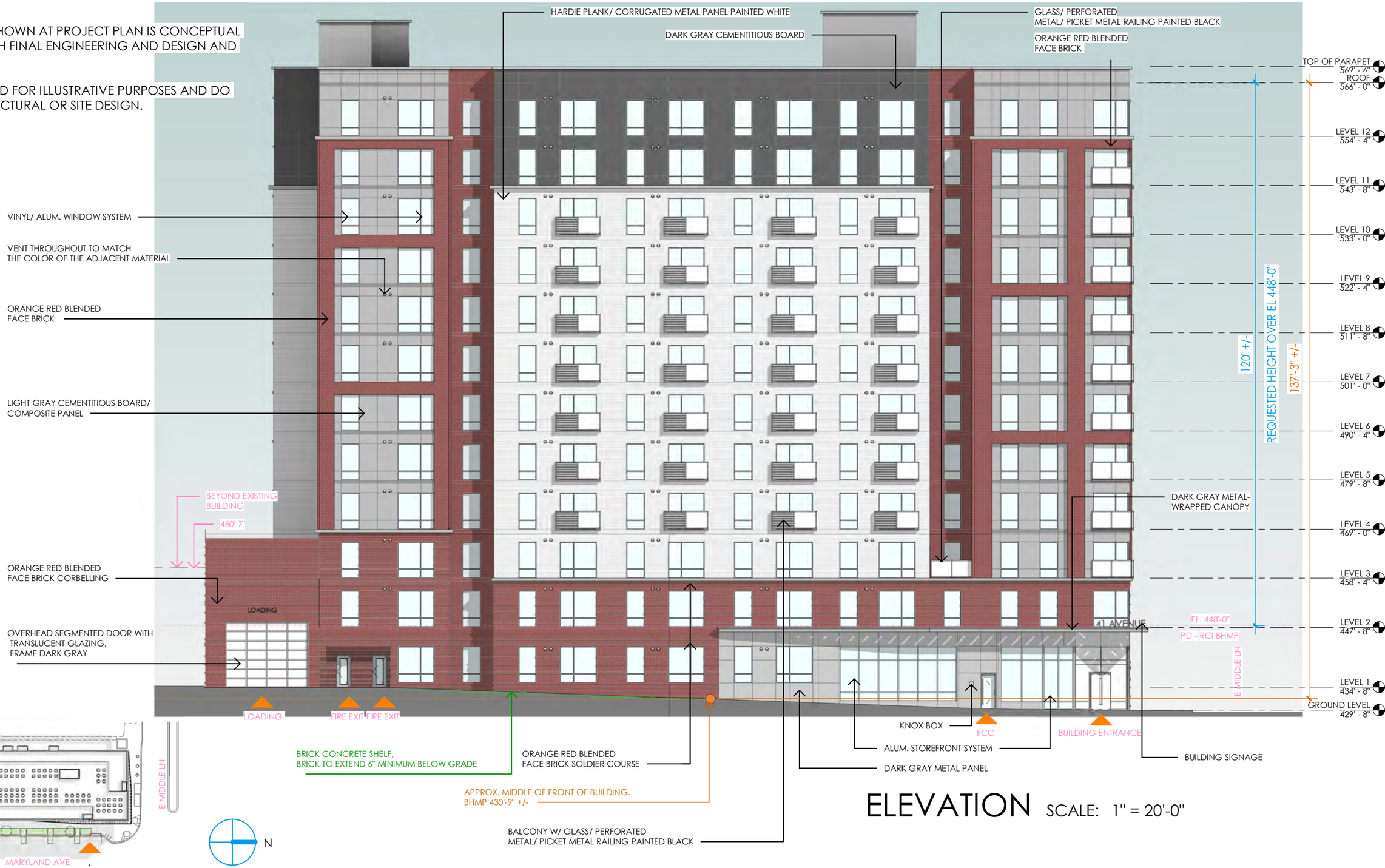

ELEVATION SCALE: 1" = 20'-0"

41 MARYLAND AVE

ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT

ELEVATION

SCALE: 1" = 20'-0"

10' 20' 40'

A-09

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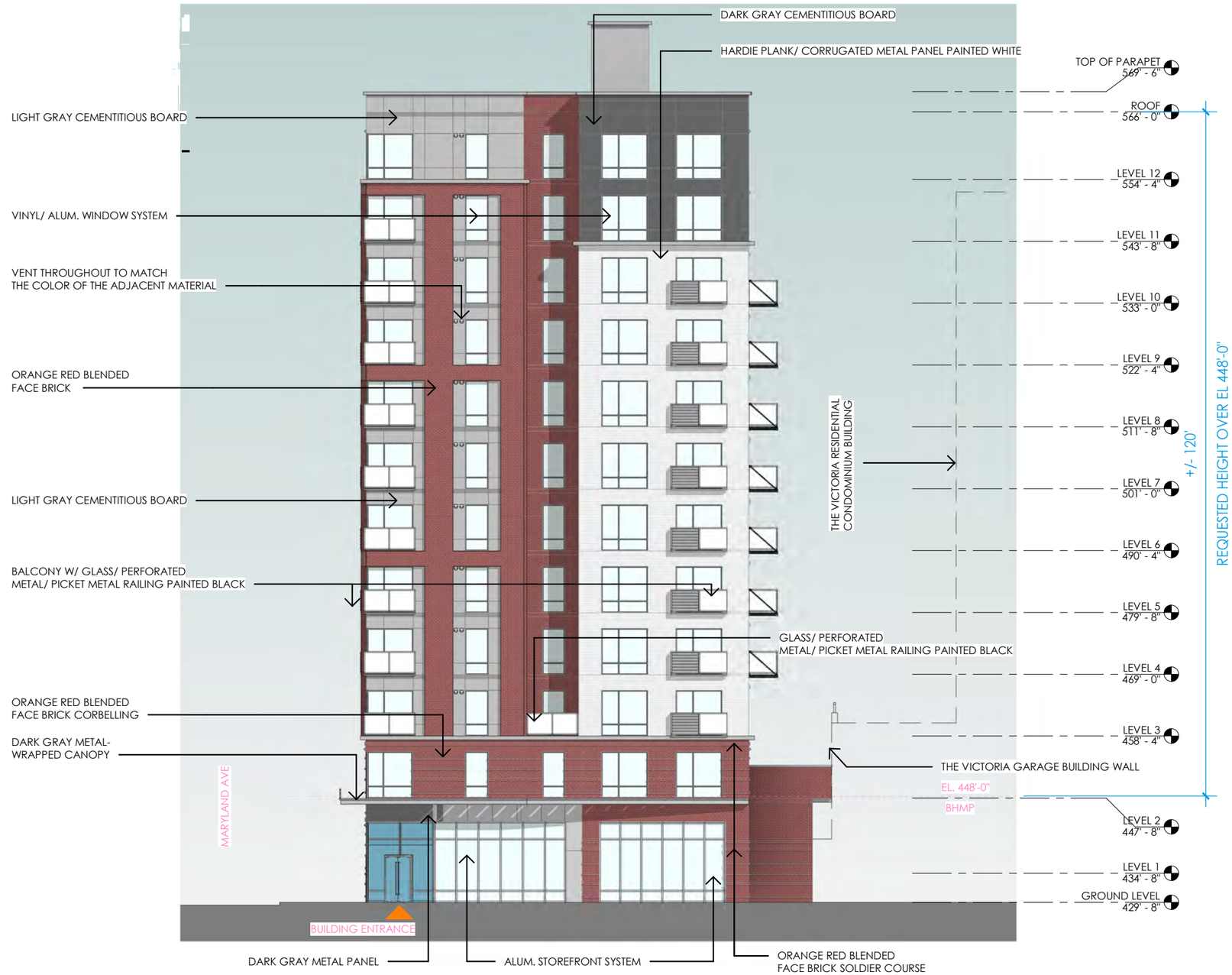

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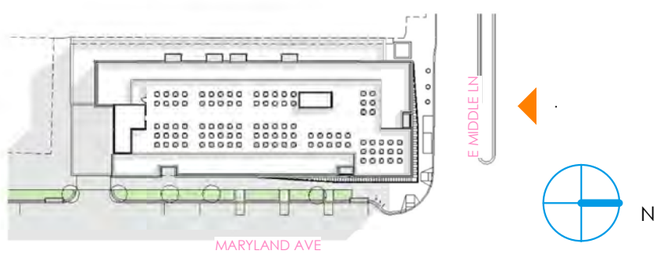

41 MARYLAND AVE

ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT

ELEVATION

10' 20' 40'

SCALE: 1" = 20'-0"

A-10

8/13/2025 3:55:52 PM

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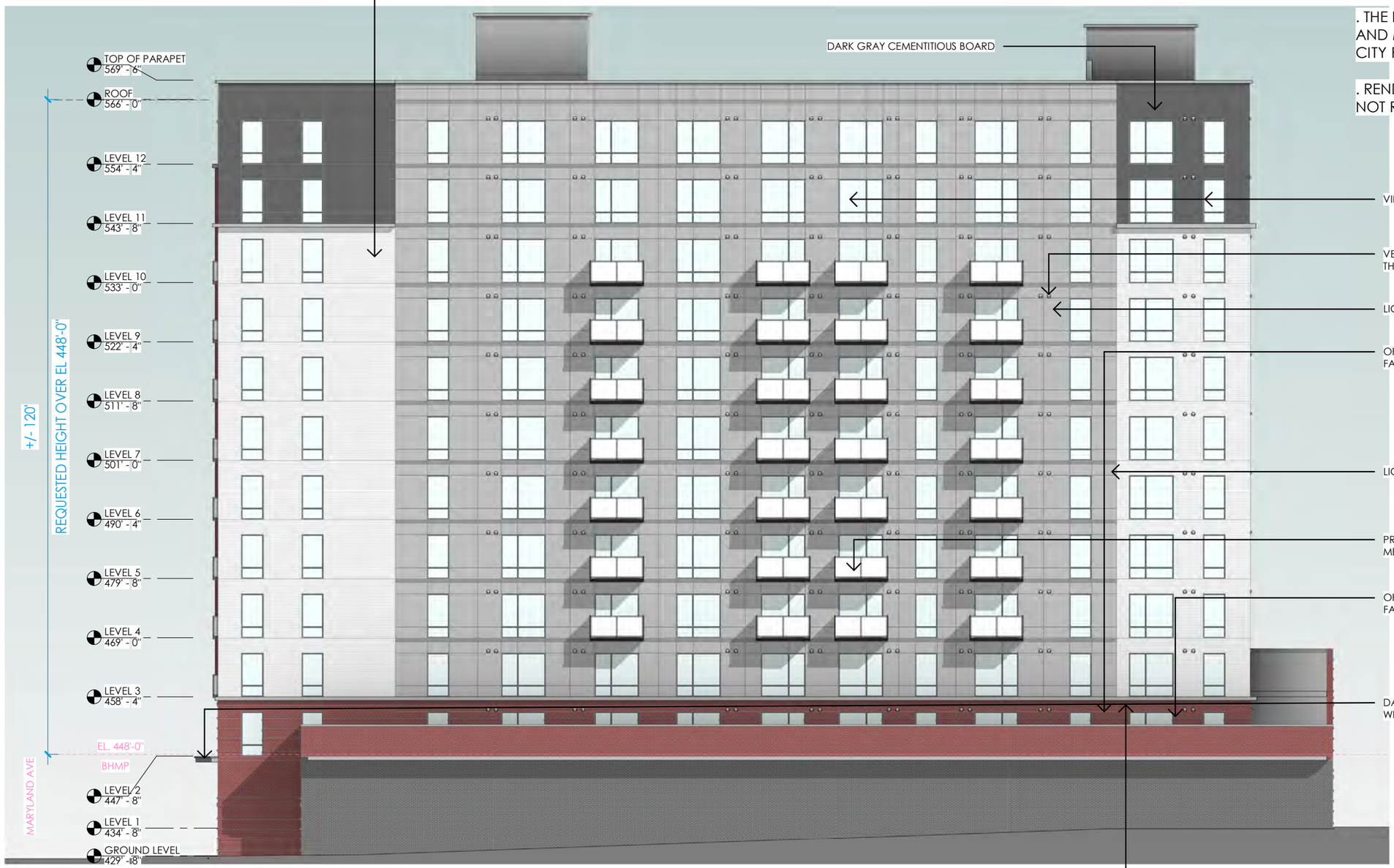

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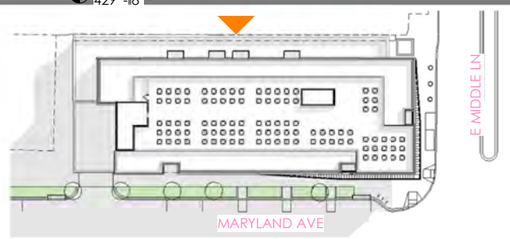

ELEVATION SCALE: 1" = 20'-0"

41 MARYLAND AVE

ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT

10' 20' 40'

ELEVATION

SCALE: 1" = 20'-0"

A-11

8/13/2025 3:56:00 PM

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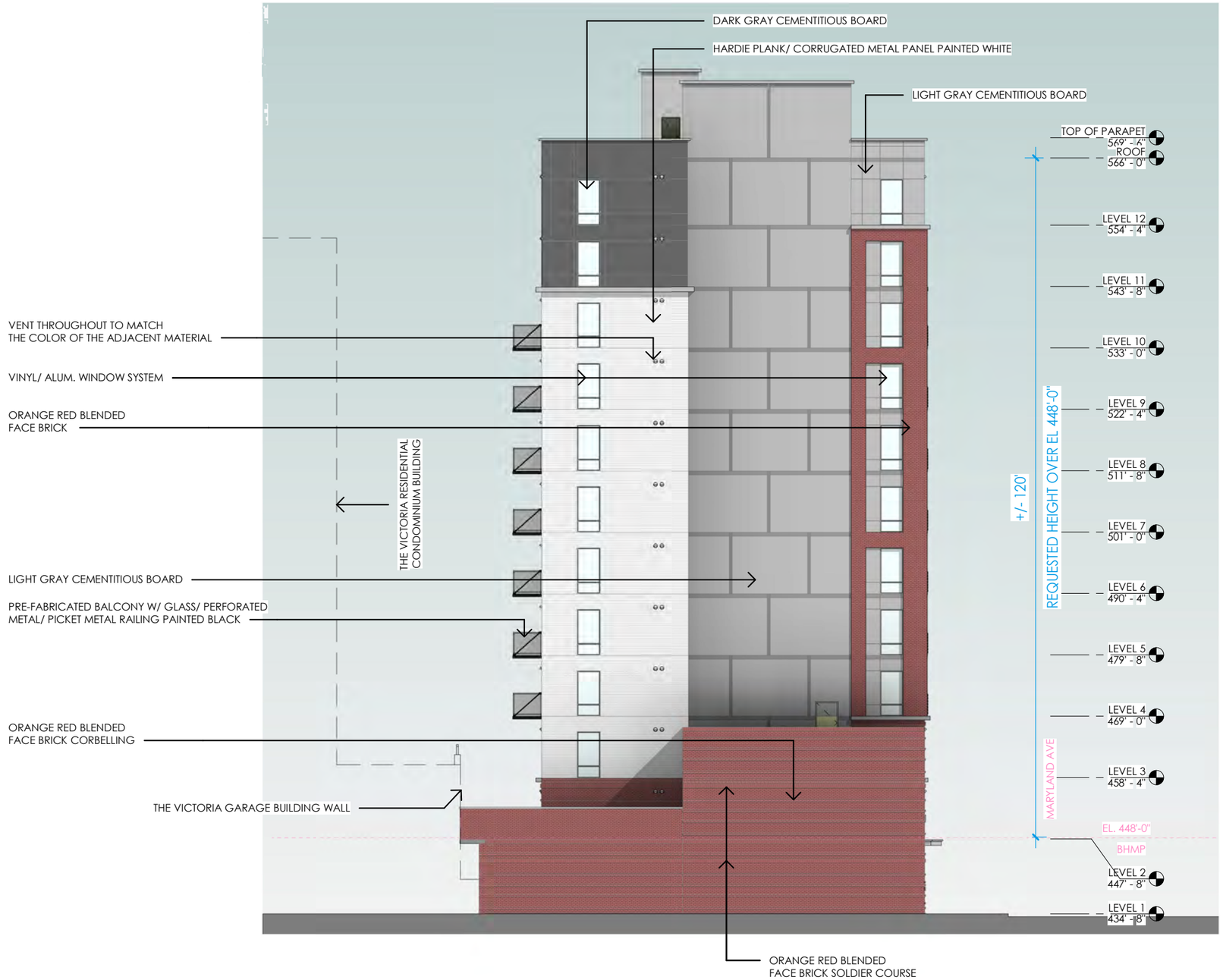
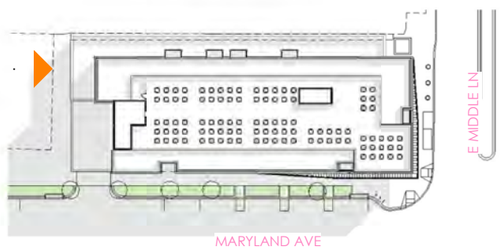


ELEVATION SCALE: 1" = 20'-0"



41 MARYLAND AVE

ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT

ELEVATION

10' 20' 40'

SCALE: 1" = 20'-0"

A-12

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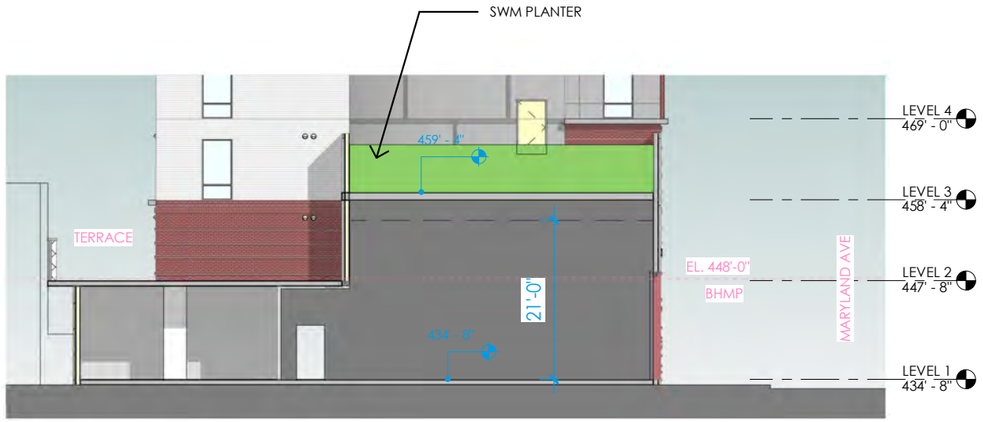

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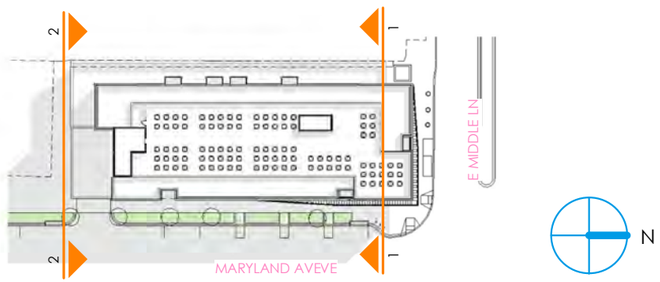

SECTION 1 SCALE: 1" = 20'-0"

41 MARYLAND AVE

ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT

SECTION

10' 20' 40'

SCALE: 1" = 20'-0"

A-13

8/13/2025 3:56:13 PM

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ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT

PERSPECTIVES

A-14

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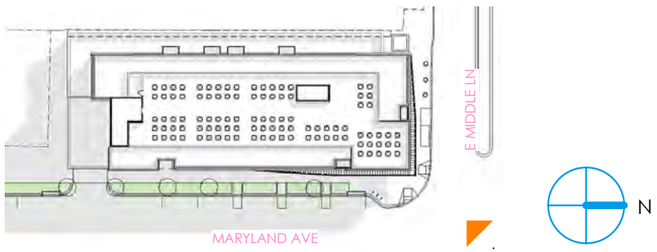

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PROJECT PLAN CONCEPT

PERSPECTIVES

A-15

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ROCKVILLE, MD 20850

PERSPECTIVES

A-16

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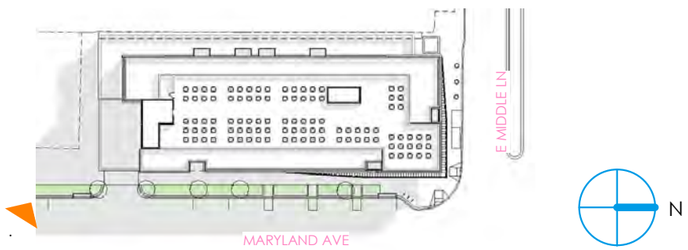

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PERSPECTIVES

A-17

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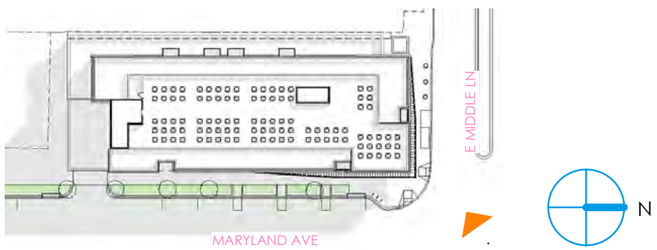

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PERSPECTIVES

A-18

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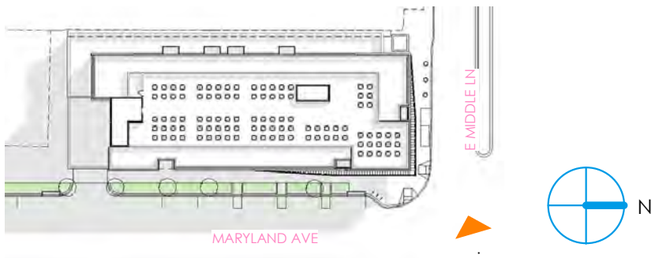

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ROCKVILLE, MD 20850

PERSPECTIVES

A-19

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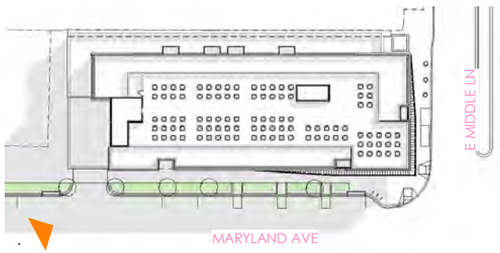

41 MARYLAND AVE

ROCKVILLE, MD 20850

PERSPECTIVES

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DAVIS CARTER SCOTT Ltd

DESIGN

C:\Revit\Local\MARYLAND AVE V2023_friet71.rvt
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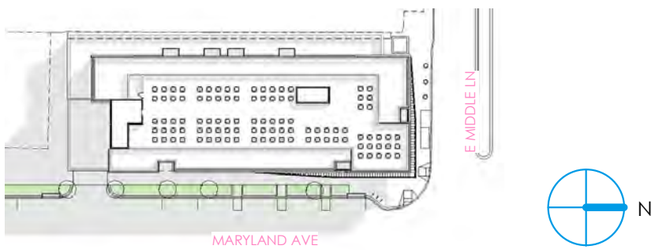
NOTE:

. THE PLAN AND IMAGERY SHOWN AT PROJECT PLAN IS CONCEPTUAL AND MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN AND CITY REVIEW.

. RENDERINGS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES AND DO NOT REFLECT FINAL ARCHITECTURAL OR SITE DESIGN.



41 MARYLAND AVE

ROCKVILLE, MD 20850

PERSPECTIVES

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DAVIS CARTER SCOTT Ltd

DESIGN

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Community Planning & Development Services
Received
April 3, 2025

Application for

Project Plan Application/Amendment

PJT
3/25

City of Rockville
Department of Community Planning and Development Services

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

Type of Application: Amendment PDP94-001/E

☐ Project Plan ☑ Project Plan Amendment (major) ☐ Project Plan Amendment (minor)

Please Fully Complete

Property Address information 41 Maryland Avenue/44 Maryland Avenue

Subdivision Rockville Town Center Lot (S) Par 2-H, Par 2-M - Residential Unit Block

Zoning PD-RCI Tax Account (S) 03198603, 03753453,

Applicant Information:
Please supply Name, Address, Phone Number and E-mail Address

Applicant SCG Development Holdings, LLC/Comstock 41 Maryland, LLC/ Comstock 44 Maryland, LLC
c/o SCG Development Partners, 8245 Boone Blvd #640, Vienna, VA 22182 attn: Kirk Salpini, 703-942-6610 x 200, kas@scgdevelopment.com

Property Owner Comstock 41 Maryland, LLC/Comstock 44 Maryland, LLC
c/o Comstock, 1900 Reston Metro Plaza 10th Floor, Reston, VA 20190, Attn: Robert Demchak, 703-230-1985, rdemchak@comstock.com

Architect Davis Carter Scott Ltd Design
8614 Westwood Center Drive #800, Tysons, VA 22182 Attn: Douglas Carter, AIA, 703-556-9275, dcarter@dcsdesign.com

Engineer Macris Hendricks Glascock
9220 Wightman Road, Montgomery Village, MD 20886, Attn: Kyle Hughes, 301-67-0840, khughes@mhgpa.com

Attorney Shulman Rogers PA
12505 Park Potomac Avenue #600, Potomac, MD 20854, Attn: Nancy Regelin, Esquire, 301-230-5224, nregelin@shulmanrogers.com

Project Name Momentum at Rockville Station

Project Description Up to 147 DU Multi-family residential affordable mixed income housing project and amendments to PDP1994-00001E, and to PJT2014-003 with respect to 44 Maryland Avenue/Par 2-M Residential Unit

STAFF USE ONLY
Application Acceptance:
Application # PJT2025-00023

Application Intake:
Date Received April 3, 2025
Reviewed by Fee: $13,519.50

Application Information:

Level of review and project impact:

This information will be used to determine your projects impact, per section 25.07.02 of the Zoning Ordinance for Project Plan and Site Plan applications only.

Tract Size 0.42 + 1.45 acres, # Dwelling Units Total 147 Square Footage of Non-Residential zero

Residential Area Impact 10% %

Traffic/ Impact/trips net loss -45/-115

Proposed Development:

Retail _____ Sq. Footage

Office _____ Sq. Footage

Restaurant _____ Sq. Footage

Other _____ Sq. Footage

Detached Unit _____

Duplex _____

Townhouse _____

Attached _____

Multi-Family 147

Live _____

MPDU 15% after LIHTC term

Parking Spaces zero

Handicapped _____

# of Long Term TBD

# of Short Term TBD

Existing Site Use(s) (to include office, industrial, residential, commercial, medical etc.) surface parking lot 41 Maryland/ Multi-family 44 Maryland

---

Estimated Points Total:

To complete the table below, use the information that you provided above to calculate your total points from the chart below.

Points/Elements	1	2	3	4	Points
Tract size - Acres	1 or fewer	1.1 to 2.5	2.6 to 5	5.1 or greater	3
Dwelling Units	5 or fewer	6 to 50	51 to 150	151 or greater	3
Square Footage of Non-Residental Space	5,000 or fewer square feet	5,001 to 10,000 square feet	10,001 to 50,000 square feet	50,001 or greater square feet	zero
Residential Area Impact	No residential development in a residental zone within 1/4 mile of the project	35% of area within 1/4 mile of the project area is comprised of single-unit detached residental units	65% of area within 1/4 mile of the project area is comprised of single-unit detached residential units	Development is within single-unit detached unit area.	1 (10%)
Traffic Impact - Net new peak hour trips	Fewer than 30 trips	30-74 trips	75-149 trips	150 or more trips	1
Points Total*					

The total of the points determine the level of notification and the approving authority .

Based on The Impact Total Your Project will be:

☑ Project Plan Amendment

☐ Project Plan Amendment (major)

☐ Project Plan Amendment (Minor)

Waiver of Equivalent Zone Development Standards

The Approving Authority for a Project Plan being reviewed with a floating zone map amendment application may waive one (1) or more of the development standards of the designated equivalent zone.

Are you applying for a waiver of equivalent zone development standards?

☑ Yes (If yes, continue below) ☐ No (If no, continue to next section "Previous Approvals")

Such waiver request must provide a statement of justification demonstrating good cause for waiving the equivalent zone development standards based on the following criteria:

1. Whether the waiver of the development standard of the equivalent zone permits the application to meet the intent of the Plan
2. Whether the waiver of the development standard results in development that is compatible with development on adjacent properties;
3. Whether applying the development standard of the equivalent zone is consistent with good planning and design principles;
4. Such other factors as the Approving Authority reasonably deems appropriate.

Previous Approvals: (if any)

Application Number	Date	Action Taken
PDP94-001-001E/PJT2014-00003	1994/2005/2014	PI Comm & M&C Approved
STP2012-00105	2012	Approved

A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner.

I hereby certify that I have the authority to make this application, that the application is complete and correct and that I have read and understand all procedures for filing this application. SCG Development Holdings, LLC

By: Kirk Salpini 3/27/25 Owner's Authorization Attached

Please sign and date Kirk Salpini, Authorized Signatory

Application Checklist:

The following items are to be furnished as part of this application:

- [x] Completed Application
- [x] Filing Fee (to include Sign Fee)
- [x] Pre-Application Meeting Number PAM2025-00156 and Documentation (Development Review Committee Mtg. notes)
- [x] Proposed Area Meeting Date 4/22 - 4/24 including location Webex virtual
- [x] Concept Site development plan, prepared and certified by a professional engineer. (Twelve (12) copies - Fifteen (15) if on a state highway: (size 24 x 36)(folded to 81/2 X 11)
- [x] Approved NRI/FSD (Natural Resources Inventory/Forest Stand Delineation Plan)
- [x] Conceptual Building Elevations & Floor Plan (3 copies)
- [x] CTR (Comprehensive Transportation Review) Report –with fee acceptable to Public Works (copy to CPDS).
- [x] Concept Landscape Plan (6 copies) (size 24" X 36") (folded to 8/1/2" X 11").
- [x] Preliminary Forest Conservation Plan (FCP)
- [x] Pre-Application Storm Water Management Concept Package with Fee via Separate Check (Unless Previously Submitted with the Pre-application Materials)
- [x] Water and Sewer Authorization Application
- [x] Project narrative to include statement of justification that addresses compliance with all relevant Sections of the Zoning Ordinance, including but not limited to:

  -Comprehensive Master Plan and other plan regulations
  -Master Plan other Plans and Regulations
  -Mixed Use Development Standards, including Layback slope and shadow study (Section 25.13)
  -Landscape, Screening and Lighting Manual
  -Adequate Public Facilities (Section 25.20)
  -Parking (Section 25.16)
  -Signs (Section 25.18)
  -Public use space (Section 25.17)

- [ ] Additional information as requested by staff
- [x] Electronic Version of all materials (pdf format acceptable)
- [x] Fire protection site plan
- [ ] Statement addressing criteria for waiver of equivalent zone development standards (if applicable) INCLUDED IN SOJ

Comments on Submittal: (For Staff Use Only)

Community Planning & Development Services
Received
October 9, 2025

STATEMENT OF JUSTIFICATION
Project Plan Amendment
41 Maryland Avenue - Momentum at Rockville Station
Updated September 2025

I. INTRODUCTION

SCG Development Holdings, LLC, contract purchaser of Parcel 2-H, Rockville Town Center subdivision with address of 41 Maryland Avenue with the consent of Comstock 41 Maryland, LLC, property owner of 41 Maryland Avenue, and **Comstock 44 Maryland, LLC**, property owner of the multi-family condominium unit and other commercial units in the building on Parcel 2-M, Rockville Town Center subdivision (generally referred to here as 44 Maryland Avenue), (together as joint "**Applicant**"), submits this Project Plan Amendment Application pursuant to Sections 25.07.01 through 25.07.04 of the Rockville Zoning Ordinance for the amendments to existing PDP approvals for the proposed "Momentum at Rockville Station" affordable residential development at 41 Maryland Avenue including, a modification to the massing, waiver of required parking, reduction in commercial space, and confirmation of the total number of dwelling units, as well as modifications to the MPDU Declaration of Covenants encumbering 44 Maryland Avenue as a key element of the affordable housing capital stack for 41 Maryland Avenue. A Waiver application with justifications for parking reduction and requested height are included in both this Statement and supplemental documentation.

II. PROPERTY

A. **Property Identification**. The subject property is Parcel 2-H, Rockville Town Center subdivision per Plat 20464, with address of 41 Maryland Avenue, Rockville, Maryland 20850 ("**Property**").

The Property is zoned PD-RCI and lies within the Town Center Planning Area, specifically the Central Town Center and Core Character areas. Within the governing documents of PD-RCI, the Property has been referred to from time to time as "Parcel 2-H" and/or "Block 4".

The property identification for the property subject to the proposed amendment of the MPDU Declaration of Covenants (recorded at Liber 48595 at folio 408) is the Residential Unit, Rockville Town Center Phase 1 Master Condominium per Declaration recorded in Book 50182 Page 278 et seq, as amended, and shown on Plat 11252 through 11276, encumbering Parcel 2-M, Rockville Town Center subdivision ("**44 Maryland Avenue**" or "**44 MD MPDU Property**").

B. **Property Location and Characteristics.** The Property is located in Rockville Town Center approximately 790 feet west of Maryland Route 355-Hungerford Drive and bounded by East Middle Lane, Maryland Avenue, and East Montgomery Avenue. The

Property is currently improved as a surface parking lot with finished sidewalks along Middle Lane, Maryland Avenue and E. Montgomery Avenue. The Property is part of a five block planned development PD-RCI per PDP94-001, as amended, that includes 255 Rockville Pike on Parcel 2-F/Block 1, Regal Row on Parcel 2-G/ Block 5, BLVD 44 and the Cambria Suites Hotel on Parcel 2-M/ Block 3, BLVD Ansel and Residences on the Lane on Parcel 2-L/Block 2, and the surface parking lot at 41 Maryland Avenue on Parcel 2-H/ Block 4.

To the west, the Property is adjacent to, and shares a common property line with, the Victoria Condominiums zoned MXTD. To the east across Maryland Avenue, the Property confronts the BLVD Forty-four apartment building with street level retail and restaurants zoned PD-RCI at 44 Maryland Avenue. To the north across Middle Lane, the Property confronts the mixed-use district Rockville Town Square zoned PD-TS, specifically the Lunette building of the Fenestra apartment group and the first floor retail Starbucks space. To the south across East Montgomery Avenue, the Property confronts the Courthouse Square Park zoned Park Zone and beyond that the Red Brick Historic Courthouse zoned MXTD, and to the south east across the East Montgomery Avenue/Maryland Avenue intersection, the two story Regal Row retail/office/theatre pavilion at 199 E. Montgomery Avenue zoned PD-RCI. To the south the Property also shares common property lines with the office building at 32 Courthouse Square zoned MXTD.

The Montgomery County Circuit Court is one block south and the Maryland District Court is two blocks further south along Maryland Avenue at East Jefferson Street.

The Property is within walking distance of transit along existing sidewalks approximately 1250 feet across the elevated pedestrian bridge to the station entrance of the Rockville Metro Station on the WMATA Redline, and approximately 1000 feet along Middle Lane across Rockville Pike to the station sidewalk. Several bus stops are proximate on Middle Lane servicing multiple bus routes. Bike lanes exist on the south side of Middle Lane adjacent to the Property.

The Property is surrounded by sidewalks, street trees and street-lights connected to the established grid of sidewalks and streets throughout Town Center via pedestrian crosswalks at each corner of Maryland Avenue. A curb cut for the existing parking lot is on Middle Lane. On-street City-metered parking is along the frontage on Maryland Avenue. A marked handicapped on-street space is located on the south property line curbside on East Montgomery Avenue.

Per the NRIFSD, the Property is within the Rock Creek watershed and drains to the Croydon Park Tributary. The site is not associated with any areas of forest, wetlands, 100-year flood plain, streams, stream buffer, or steep slopes. No rare, threatened, or

endangered species were observed on the site. There are no known or recommended historic properties on or adjacent to the site per the Rockville Historic master plan or the Maryland Inventory of Historic Properties. The closest historic assets to the west and south are the West Montgomery Avenue and Courthouse Square Historic Districts.

C. **Neighborhood.** The Property lies within Rockville Town Center. It is in the block south of the Rockville Town Square mixed-use residential, retail and institutional/cultural development in the heart of Town Center. Within Rockville Town Square is Rockville Town Center Park with the Music Pavilion, Ice Skating Rink, Public Library as well as the VisArts Gallery, Buchanan Room and Rooftop entertainment venues. In the block south of the Property is Courthouse Square Park at the Red Brick Historic Courthouse. The Property is within walking distance of the historic West End residential district to the west of North Washington Street known as the West Montgomery Avenue Historic District and the Courthouse Square Historic District. It is within walking distance of the Lincoln Park/East Rockville residential district to the east at Park Avenue east of the Rockville Metro Station. The Building lies on the main pedestrian spine through Town Center along Maryland Avenue north through the main retail district of town center.

The Property is within walking distance of Rockville Town Center Park, Courthouse Square Park and James Monroe Park.

The Rockville Volunteer Fire Station No. 3 that includes fire and rescue as well as ambulance, medic equipment, and staff is located two blocks northeast of the Property at the intersection of Hungerford Drive at Beall Avenue.

The extensive transportation and public transit network proximate to the Property (MD 355, MD 28, I-270, MD 526, MD 200 and more) provides convenient regional access to the rich employment, services, government, cultural, historic, entertainment, and retail opportunities in all directions.

D. **Prior Approvals**.

Planned Development PDP94-001 through PDP94-001E – density, massing, uses, 40% reduction required commercial parking, traffic mitigation requirements
Use Permit USE2006-00699A

PDP94-001 through PDP94-001E, included land use allocations by block, as well as massing diagrams with maximum heights and reserved shadow case areas. See **Attachment A** for the original PDP94-001 land use allocation, massing diagram, and relevant excerpt of the amended PDP94-001 land use allocation for Block 4 – Parcel 2-H 41 Maryland. The PDP land use allocation was amended for Blocks 2 and 3 by later Project Plans but did not change the approvals for the Property on Parcel 2-H/Block 4.

Parcel 2-H – 41 Maryland
Record Plat 20464 Resubdivision Parcel 2-H, Rockville Town Center
Use Permit USE94-00531 – surface parking lot

Parcel 2-M – 44 Maryland
PDP94-001E
Site Plan STP2012-00105, STP2016-00279
Record Plat 24566 for Parcels 2-M and 2-L, Rockville Town Center

The Project lies within Planned Development PD-RCI which previously delivered street dedication and construction of the surrounding street grid, traffic mitigation improvements and contributions to City traffic improvements in the surrounding area, construction of stairs and elevator to the elevated Promenade Plaza connection to the Metro station, dedication of and construction of Courthouse Square Park, contributions to improvements at James Monroe Park, among other improvements and contributions under PDP94-001, as amended. APFO valid per Code Section 25.20.04 to November 1, 2030, subject to extensions.

III. PROPOSED DEVELOPMENT

A. Project – Momentum at Rockville Station 41 Maryland

The Project proposes:

i. Multi-family residential development: Up to 147 dwelling units in a mix of studio, one-bedroom, 2-bedroom and 3-bedroom units;

ii. 100% Affordable Units: 100% affordable to a range of households with qualified incomes under Federal LIHTC or local programs and affordability conditions are only subject to the terms of those programs during their compliance period; upon the expiration of the LIHTC or local program compliance period, all units that have been designated to satisfy the city's MPDU requirements (62) will be subject to covenants or other long-term protective measures ensuring that such units will meet the city's remaining affordability control period and all other requirements of City Code Chapter 13.5.

iii. No commercial space: Ground floor space will be activated with resident activity centers and amenity spaces anchored by a corner lobby with window walls along both Middle Lane and Maryland Avenue and residential units along part of Maryland Avenue;

iv. Massing: 12-story building with maximum height over the 448 ft elevation of up to 120 feet for flexibility on floor-to-floor dimensions and construction methodology;

v. Building Amenities: Lobby gathering space, fitness room, clubroom, bike storage and package storage.

vi. Interior Loading: Interior loading dock and waste management accessed from Maryland Avenue;

vii. Parking Waiver: Zero on-site parking; Flexible Parking reduction to zero required parking for the Project requested per 25.16.03.h.1. Waiver Application and Parking Justification Memo submitted concurrently;

viii. Off-site Improvement: (i) Proposed curbside drop-off/pick-up spaces along the Maryland Avenue right-of-way near the lobby entrance; and (ii) extended intersection pedestrian safety zone improvements at Middle Lane corner;

ix. Waiver of Equivalent Zone Standard for Height request to 120' over the 448' elevation.

The Project delivers an affordable housing asset to Rockville Town Center in a transit rich location with a Walk-Score of 93% ("Walker's Paradise" score) and denoted as an "Excellent Transit" and "Bikeable" location by walkscore.com, indicating residents are able to easily access local amenities without a car. With the wide range of unit sizes, and a broader range of qualifying household incomes under Federal and local programs, the Project will be an in-demand housing choice, especially for housing cost-constrained tenants that desire a location that will also allow them to shed the financial burden of car ownership.

B. Architecture and Urban Design

Located in the heart of Rockville Town Center at the intersection of Maryland Avenue and East Middle Lane, the Project will significantly contribute to the urban fabric of the vibrant Rockville community and town center. As proposed, this 12-story all-affordable residential high-rise development will fulfill the planned development mixed-use town center vision on the last PD-RCI block that has yet remained undeveloped. The Project offers a modern architectural design with large expanses of glazing along the ground level to further activate the neighborhood pedestrian experience. The main entrance is located at the high-profile corner at the northeast portion of the site to take full benefit of the lowest level of grading, further accentuating the connection between the lively main lobby and clubroom and neighborhood life.

This dynamic design provides modern ceiling heights necessary to meet market demands while providing for an elegant architectural massing arrangement. As depicted in the submission, a myriad of façade materials are utilized to seamlessly integrate the building into the Rockville Town Center architectural tapestry, further animating a community rich in diverse and substantial developments. This project will provide significant value to the neighborhood by adding much-needed affordable rental apartments while gracing the skyline with a thoughtful, upscale architectural design.

Architectural Features/Encroachments over Sidewalk/Private Amenities in Right of Way. The Project proposes two encroachments over the sidewalk that comport with the requirements of the International Building Code Chapter 32 which governs encroachments into the right-of-way and over sidewalks. The Project also proposes the installation of bike racks to serve the Project in the sidewalk streetscape of the public right of way.

First is a metal canopy highlighting the entrance and lobby at the corner of Middle Lane at Maryland Avenue. The proposed canopy sits above the first floor storefront windows and extends approximately 5-foot from the building face. Due to the slope of Maryland Avenue up

from Middle Lane, the canopy is approximately 15' above the sidewalk at Middle Lane and slowly reduces to approximately 14'-7" at its terminus point along Maryland Avenue.

Per IBC 3202.3.1, canopies with less than 15-foot clearance over the sidewalk shall not extend more than two-thirds of the width of the sidewalk. The proposed canopy comports with this requirement. Applicant acknowledges that the canopy would be subject to the terms of License for private amenities in the right of way granted by the Mayor and Council.

The **Second** noted encroachment over a public sidewalk easement is the series of Juliette balconies on the Middle Lane façade from the 3rd to 10th floors. The Middle Lane balconies are within the property line where required building setback is zero. The balconies extend over the public sidewalk easement on the Property. The proposed Juliette balconies project less than one foot from the building face. City adopted building code IBC 3202.3.2 and 3202.3.3 provides for balcony projections of up to 4-foot for balconies with a minimum of 8 feet clearance and no limitation on the projection with over 15-foot clearance. The 3rd floor proposed balconies have a minimum clearance of just under 28 feet over the onsite sidewalk easement along Middle Lane.

Maryland Avenue Balconies. Applicant has removed the illustration of 5-foot deep balconies extending over the Maryland Avenue right of way line and public sidewalk at staff request. The Project Plan now reflects Juliette balconies pulled back within the Property line along Maryland Avenue. There is no encroachment into the right of way of Maryland Avenue.

Notwithstanding, Applicant requests the City consider during its Zoning Ordinance Rewrite, authorizations, exemptions or waivers, as may be needed under relevant City Code provisions and regulations to permit Maryland Avenue five-foot balcony encroachments over the right of way starting at the 4th floor and Middle Lane at the 3rd floor. Most of the 4th floor balconies along Maryland Avenue have a clearance of approximately 35 feet or more above the sidewalk. Applicant acknowledges that the balconies would be subject to the terms of a License Agreement for private amenities in the right of way granted by the Mayor and Council. Given the narrowness of the site and the setback from the Victoria building in order to reasonably construct an efficient double-loaded multi-family residential footprint, the request for the License

would provide more residents in the 100% affordable building with the light, air and outdoor amenity space a balcony affords. See illustration below, if allowed in the future, of full depth balconies in lieu of Juliette balconies with clearances over the Maryland right-of-way and Middle Lane sidewalk easement noted:

C. Affordable Housing and BLVD 44 MPDU Covenant Amendment.

The Project is proposed as a 100% affordable housing development as defined by the financing programs to be utilized for construction of the Project.

The Project will seek financing and equity from various sources, including Federal programs for Low Income Housing Tax Credits and state, county, and City affordable housing programs, which allow for a broad range of qualifying household incomes. The financial "capital stack" for construction of the Project includes a proposed contribution of part of the land value tied to an amendment of the remainder of the term of the existing MPDU Declaration of Covenants encumbering 44 Maryland Avenue, owned by an affiliate of the property owner of the 41 Maryland Avenue land.

The total number of units in the Project includes a proposed 46 affordable units to replace the 40 MPDUs proposed to be released at 44 Maryland Avenue (40 existing + 6 additional) in addition to the base Project of 101 units (46 +101 = 147 total units). The existing 44 Maryland Avenue MPDUs are encumbered with a 30-year MPDU Declaration recorded in 2014. The remaining validity period at 44 Maryland will be significantly reduced by the time the Project is first occupied on or about 2028/2029 and will have fully expired by the time an initial LIHTC compliance period at the Project will have expired. The proposed amendment of the 44 Maryland MPDU Declaration is for termination and release of the encumbrance at 44 Maryland in exchange for significantly more affordable units at 41 Maryland Avenue that will be encumbered initially according to the terms of the federal or other affordable program compliance period, and any program renewal period. The City's 99-year control period will be deemed to run-down concurrently, not added consecutively, with the federal or other affordable program compliance period (including any renewal periods) credited against the City's 99-year control period for calculation of the remainder of the City's control period. Upon the expiration of the LIHTC or other affordable program compliance period, the City's MPDU program will

thereafter control the intended and designated MPDUs at 41 Maryland Avenue totaling 62 MPDUs, (which includes the 46 units discussed above plus 16 units calculated as 15% of the Project's 101 base units) to satisfy the City MPDU program for the remainder of the City's control period.

The Federal and state and local affordable housing financing programs will govern during the term of their programs. Upon the expiration of the LIHTC compliance period, all units intended and designated to satisfy the city's MPDU requirements will be subject to covenants or other long-term protective measures for any balance of a 99-year term ensuring that such units will meet the city's affordability control period and all other requirements of City Code Chapter 13.5.

Comstock 44 Maryland LLC recognizes that the residents in their existing 40 MPDU units in BLVD 44 have the option to lease parking in the BLVD 44 building at rates in accordance with the City MPDU regulations of one-half market rate for the first space for a MPDU tenant household and market rate for a second space. Comstock 44 proffers that any existing BLVD 44 MPDU resident that transfers to 41 Maryland under the relocation of the BLVD 44 MPDUs to 41 Maryland, will have the option to continue to lease parking in the non-reserved area of the BLVD 44 garage at then current market rates (one-half the rate for the first space for the transferred MPDU household, and market rate for a second space) for the period that such transferred BLVD 44 MPDU resident is a resident of 41 Maryland Avenue.

The Mayor and Council can amend the 44 Maryland MPDU Declaration upon findings under Code Section 13.5-5.f (1) and (2) that:

(f)(1) Instead of building the required number of MPDUs an applicant may offer to: a. Build Significantly More MPDUs at one or more other sites in the City; b. Convey land in the City that is suitable in size, location and physical condition for Significantly More MPDUs; c. Contribute to the Moderately Priced Housing Fund an amount that will produce Significantly More MPDUs; or d. Do any combination of these alternatives that will result in building Significantly More MPDUs.

In exchange for the termination of the 30-year Declaration of Covenants for 40 MPDUs at 44 Maryland Ave, the Applicant is proposing to build "Significantly More MDPUs" (as defined in the Code) at 41 Maryland Ave (46 MPDUs versus 40 existing MPDUs). Further, the City will gain the difference between the remainder of the 30-year term on the existing MPDUs and the current Code 99-year term Declaration on new MPDUs.

In addition to the 46 MPDUs from 44 Maryland Ave, this project will be subject to 16 additional MPDUs required for the 101 new units (147 units less 46 MPDUs from 44 Maryland Ave times 15%). The property will be required to have a total of 62 MDPUs or equivalent affordable for the 99-year term.

The Applicant is proposing to build a total of 147 affordable units. All units will be administered in accordance with the LIHTC program requirements serving an average of 60% Area Median Income (AMI). While under the LIHTC program, the units will fulfill

the project's MPDU commitments as equivalent affordable units. If the LIHTC compliance period (as may be extended) expires before the 99-year term, the intended and designated 62 units will thereafter be administered through the MPDU program for the remaining duration of the 99-year term.

2) The Mayor and Council has the option to accept the offer if it finds that:
a. 1) In the project or subdivision originally proposed by the applicant, an indivisible package of resident services and facilities to be provided to all households would cost the occupants of the MPDUs so much that it is likely to make the MPDUs effectively unaffordable by eligible households; or 2) Extraordinary circumstances make building the required number of MPDUs as part of the project impractical; and b. An offer made by an applicant under subsection (f)(1) will achieve Significantly More MPDUs or units which low and moderate-income households can more easily afford; and c. Acceptance of the applicant's offer will achieve the objective of providing a broad range of housing opportunities throughout the City.

An alliance of a property owner concerned about housing affordability in the region and an experienced affordable housing developer has created an extraordinary and innovative opportunity for Applicant to provide significantly more MPDUs at the Project at 41 Maryland Avenue encumbered for decades longer than the remaining term of the MPDUs at 44 Maryland Avenue when its original 30-year term expires in about 20 years. The affiliated ownership of 41 Maryland and 44 Maryland creates an extraordinary and unique circumstance. While any extension of the MPDU control period is impractical at 44 Maryland, the early termination of the 30-year control period at 44 Maryland makes possible a contribution of part of the 41 Maryland land value to the capital stack for development of a 100% affordable Project that will include an extended control period at 41 Maryland for significantly more affordable units at the Project. Acceptance of the Applicant's offer will achieve the objective of providing a broad range of housing opportunities throughout the City, specifically at a transit-rich location in Rockville Town Center, with: i) an extended term encumbering all of the intended and designated MPDUs at 41 Maryland (including 46 MPDUs created from the release of 40 MPDUs from 44 Maryland and 16 MPDUs for the 41 Maryland 101 du base development), initially under the federal and/or local financing programs, followed by any remainder of the City MPDU term under the current Code, ii) for significantly more MPDUs – 46 MPDUs in lieu of 40 MPDUs released from 44 Maryland, and 3) in a newly built Project with a broader range of dwelling unit sizes including 3-bedroom units serving both a broader range of household sizes and qualifying incomes.

Building "Affordable Housing" is not particularly affordable. It requires the developer and the jurisdictions to use every tool in their tool kits to weave together the complex package of stacked financing programs, incentives, equity, managed costs, and collaboration to deliver affordable units, especially in expensive downtown, transit locations where land and construction costs are higher. Segregation of affordable units in a building for financing and construction purposes within a mixed income area is one of the tools in the affordable housing tool box. The PD-RCI planned development has accomplished this once before with the collaboration with HOC to create the senior

affordable housing community in the Residences on the Lane within the BLVD Ansel building that delivered 33% affordable units within the BLVD Ansel project, more than double the City's MPDU requirement Similarly, working with the Applicants on the transfer proposal in this Application, at the completion of 41 Maryland, together with BLVD 44 and BLVD Ansel, over those buildings within PD-RCI, the City will assist with the delivery of 282 total affordable units out of a total of 823 units, or 34% of the total units, more than double the City 15% requirement, with a range of qualifying incomes attainable to a broader set of renter households. This is quite an achievement for a downtown, urban, transit-oriented location, made possible by the Mayor & Council using all the tools in their tool kit to support affordable housing.

D. Off-street Loading/ Curbside Drop-off Pick up

The Project is proposing a curb cut and driveway to an interior loading dock for trash management, building operation services, and resident move-in, move-out activities in a high ceiling, one story interior loading space with doors at the south end of the building. The loading dock will be back-in, head-out. The on-street parking spaces along Maryland Avenue are proposed to be re-marked and signed to provide for an appropriate sized loading dock drive with adequate sight-lines at the driveway curb cut for safe maneuvering and visibility of vehicles and pedestrians in the right-of-way.

The Maryland Avenue frontage public parking spaces have been updated to reflect three drop-off/pick-up spaces with 10 minute parking to accommodate shared car services pick-up and drop-off such as Uber or Lyft, resident deliveries such as Door Dash or Insta-cart, resident drop-off of groceries or other goods, Amazon, Federal Express, or USPS delivery of packages to the Lobby package room, and other similar short-term activities. See updated Project Plan site plan.

See the curbside and loading dock management plans described in the update to the June 2025 Gorove Slade CTR Traffic Statement. Updated Gorove Slade Loading Area Analysis truck turning templates have been provided.

E. Middle Lane Streetscape

Per Plat 20464, the property owner granted the City a 7-foot wide sidewalk easement ("**Platted Sidewalk Easement**"), consistent with the remainder of the blocks of the RCI Preliminary Development Plan Middle Lane sidewalk section. After the City's 2022 Road Diet improvements to Middle Lane, the sidewalk streetscape along the Middle Lane frontage includes the 7-foot sidewalk easement and an approximately 6-foot wide buffer area, plus curb and gutter, all currently hardscaped as part of the sidewalk.

Per staff comments, a number of connections to utilities in Middle Lane are shown to serve the proposed Project. As a result, there are a number of proposed easements, such as electric and sewer, under the onsite Platted Sidewalk Easement for utility connections that extend through the right-of-way under the 6-foot wide streetscape buffer area to the respective mains in Middle Lane. These conflicts prevent street trees along the Middle Lane frontage. Staff has also requested that the buffer area be improved with a concrete pad for a future bus enclosure for the

existing bus stop near this intersection. At Site Plan as suggested in the Illustrative Landscape Plan, freestanding planters may be an option within the hardscape buffer zone.

Therefore, the sidewalk streetscape is proposed as an approximately 13-foot wide hardscape from the curb to the building face. At the intersection of Middle Lane with Maryland Avenue, an extended pedestrian peninsula, similar to that existing across Middle Lane in the Town Square project, is proposed to provide additional pedestrian safety zone while shortening the pedestrian crossing distance across Maryland Avenue.

F. Parking Waiver/ Reduction to Zero Parking.

The Project does not propose any onsite or required parking. This is consistent with the recommendation for the Property as a Focus Area property in the recently adopted 2025 Town Center Master Plan:

> *41 Maryland Avenue. Encourage residential development of at least 100 units. If the existing, approved planned development for the parcel is modified, encourage the development of even more residential units on site. Ground floor retail should not be required.* ***Any on-site parking requirements should be waived due to the site's limited size, prime Town Center location, nearby structured parking options, and transit access.*** *[*page 36, Town Center Master Plan*]*

The Property is narrow making it impossible to design an efficient double-loaded parking structure with ramps and two-way drives within a high-rise building. The Project as a 100% affordable residential community does not require onsite parking for marketability and sustainable success. The Property location was selected for its advantages of being walkable to transit, jobs, goods and services for its resident community with a Walk Score of 92%. The Property is: i) proximate to a ZIP car sharing location across the street as well as multiple car rental locations one Metro stop south and north, ii) serviced by both Uber and Lyft ride-sharing car services, iii) surrounded by street parking that is free overnight, and iv) conveniently located near over 3000 parking spaces available to the public nearby (next door, across the street, and within 2 blocks) in structured parking facilities with available monthly parking options for any resident who chooses to own a vehicle. Further details and justification for a parking reduction to zero required parking is set forth in a Parking Justification Memo prepared by Gorove Slade dated March 2025 included in the application submission.

The Mayor and Council as part of their approval of a Project Plan Amendment for a property in a PD zone has the authority to reduce the number of parking spaces required, pursuant to Zoning Ordinance Section 25.16.03.h.1:

h. Flexible *parking standards.* The Approving Authority may permit reductions in the number of parking spaces required, if certain standards and requirements are met as set forth below.

1. *Mayor and Council and Planning Commission reductions.* The Mayor and Council, in the approval of a project plan, or the Planning Commission in the approval of a site plan within the MXTD, MXCD, MXE, MXNC and PD zones, have the authority to reduce the required number of parking spaces for uses in the building or buildings to be constructed provided that:

(a) A major point of pedestrian access to such building or buildings is within seven-tenths of a mile (3,696 feet) walking distance of a transit station entrance shown on the Washington Metropolitan Area Transit Authority Adopted Regional Rail Transit System;

The Property is within 1500 feet walking distance along existing sidewalks to the Rockville Station entrance via either, Middle Lane, or, E. Montgomery Avenue to the pedestrian overpass, and satisfies this condition.

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

The Property is served by 4 bus routes in the immediate vicinity of the building as noted more specifically in the Gorove Slade Parking Justification and satisfies this condition. The future BRT stop on Rockville Pike at Middle Lane will further enhance the transit options for the residents.

or

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

The City's public parking facilities in Rockville Town Square available to the public are within 1000 feet of a building entrance, with the closest Garage C being across Middle Lane within 350 feet, and the largest City parking facility Garage A one block north on Maryland Avenue within 500 feet. Additional private parking facilities with parking available to the general public are likewise located conveniently, next door, across the street, and within two blocks of the Property.

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

The Property's narrow dimension of 82 feet depth does not allow an efficient double-loaded structured parking design. Requiring on-site parking would be cost prohibitive, an insurmountable obstacle for an affordable housing project, and prevent redevelopment of the site.

(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; or

The City's system of bike lanes, shared use paths and shared roadways through Town Center, from the point of access to the bike lane that runs along the frontage of the Property on Middle Lane, provides access to Project residents to the Metro system, goods and services throughout Town Center and along Route 355, education opportunities at Montgomery College, recreational amenities at the City Swim Center and local parks, and to regional points further north, east and west, via the Millennium Trail.

(f) For any other good cause shown.

The Project is a 100% affordable multi-family residential development that is marketable without the need for on-site parking. The requirement for the Project to incur significant cost for parking is an unreasonable obstacle to the development of affordable housing in this location where the transit-oriented site is walkable to jobs, transit, goods, and services, in contravention of Maryland's Housing Expansion and Affordability Act (HB 538), effective January 1, 2025, that restricts unreasonable requirements of local zoning codes, including limitations on or requirements concerning: (1) height; (2) setback; (3) bulk; (4) parking; (5) loading, dimensional, or area; or (6) similar requirements. Over 3400 parking spaces accessible to the public are available within two blocks in each direction. Furthermore, four handicapped parking spaces exist on the south side of the Property at the East Montgomery Avenue/ Courthouse Square/Maryland Avenue intersection, with approximately 100 ADA spaces available within 1000 ft in the publicly accessible garages across the street of both Maryland Avenue and Middle Lane and nearby in Town Square. The Project proposes three extended length on-street Maryland Avenue curbside space pick-up/drop-off spaces along the building frontage proximate to the front entrance. For good cause shown and consistent with the recommendation of the 2025 Town Center Master Plan, parking should not be required and the requested full reduction of required parking to zero be approved.

G. Stormwater Management

A preliminary stormwater management plan has been filed for the Property.

H. Forest Conservation

The existing Building has an approved Forest Conservation Plan FTP2006-0019. The updated NRIFSD reflects the eight street trees in the streetscape adjacent to the Property planted as well as numerous trees on-site planted for credit at the time of the original construction of the planned development remain in place. A forest conservation plan amendment will be submitted for the proposed land disturbance for construction of the Project and for the removal and mitigation of landscape trees.

I. Landscape and Lighting

The Project's building and amenity landscape and lighting plan will be as shown in the Site Plan submission as part of the Architectural plans. A conceptual landscape plan is included in the submission. Final site landscaping will be approved at Site Plan.

J. Publicly Accessible Art in Private Development

The 100% affordable Project is exempt from Chapter 4 of the City Code (Publicly Accessible Art in Private Development) ordinance.

IV. ADEQUATE PUBLIC FACILITIES

A. Schools

The Montgomery County Public Schools assigned to the Property are:

Beall Elementary
Julius West Middle School
Richard Montgomery High School

Based on the adopted Montgomery County student generation rates for Housing Types FY2024-2025 for Multi-Family High-rise project in an Infill Area, the Project's 147 dwelling units are projected to generate a total of eleven K-12 student (10.73 students) made up of 2.6 high school students, 2.4 middle school students, and 5.7 elementary school students. The PDP approved project of 117 dwelling units has APFO adequacy approval through at least November 1, 2030, subject to extension. For 117 du, the original planned development generated 4.5 elementary students, 1.82 middle school students and 2.1 high school students. The net new students generated for the increase to 147 du is estimated at 1 elementary students, 0.5 middle school students, and 0.9 high school students.

Per the City APFO Standards FY2024-2029 Supplemental School Data published July 2024, projected capacity at all school levels of the assigned schools are deemed Adequate, at or below 120% Program Capacity*.

Beall Elementary School is projected for the test year 2028-2029 to have a 254-seat surplus and operate at 61.7% Program Capacity and therefore the school is adequate to absorb either the net 1 elementary student or the projected 5.7 elementary students generated by the Project.

Julius West Middle School is projected for the test year 2028-2029 to have an 81-seat surplus and operate at 94.3% Program Capacity and therefore the school is adequate to absorb both the net 0.5 middle school students or the projected 2.4 middle school students generated by the Project.

*While Richard Montgomery High School current projection is 122.4% Program Capacity, the School is deemed conditionally adequate for test year 2028-2029 due to an approved CIP project now fully funded and under construction that will reassign students among Gaithersburg HS, Richard Montgomery HS, Quince Orchard HS, Thomas S. Wootton HS, and and the new Crown HS in Fall 2027. Richard Montgomery High School is adequate to absorb either the net 0.9 high school student or the projected 2.6 high school students generated by the Project.

Based on the foregoing, the Project will be subject to Montgomery County Development Impact Tax regulations, as applicable, at the standard rate in effect at the time of building permit issuance without any Utilization Premium Payment.

B. Transportation Statement

The Transportation Scoping Form prepared by Gorove Slade dated December 2024 finds that:

i. The Project as proposed for 147 dwelling units generates a net reduction in new peak hour trips from the existing approval of a minimum of 117 dwelling units and 11,260 sf of commercial space. Therefore, under the CTR only an on-site review would be required for the Project. The Project is part of Planned Development PDP94-001, as amended. Existing Approvals in the PD-RCI Governing Documents set forth traffic mitigation for the PDP that was satisfied in part at the initiation of the development, and to be satisfied in part at certain specified phases of development. No additional traffic mitigation is required under the PD-RCI Governing Documents for the Property/Block 4 and development of the Project. When the APFO ordinance was adopted, the PD-RCI area was grandfathered as adequate under the APFO standards until November 2030, subject to certain additional extensions per Section 25.20.04. The Gorove Slade CTR statement will provide additional information as part of the Project Plan submission.

A Comprehensive Traffic Report Traffic Statement with the limited scope set by City TTR staff has been submitted by Gorove Slade to the City that analyzes: i) Onsite transportation, ii) Curbside Management and Loading dock operations, and iii) Pedestrian Pathway study. The conclusion of Gorove Slade is that the Onsite transportation with the proposed Curbside Management and Loading Dock Operation Plan and the pedestrian pathways analysis to goods, services and transit options is adequate.

C. County Impact Tax Credit/ City Transportation Improvement Fee

The Project will be subject to applicable requirements of the Montgomery County Development Impact Tax that provides for certain exemptions for affordable housing projects. The City Transportation Improvement Fee will be paid to the extent applicable.

D. Water/Sewer

The City APFO Standards require water and sewer service adequacy to be determined by the service provider. The City is the Project's Water and Sewer service provider.

The Project has applied for a water and sewer authorization for the Project. Based on a review by Macris Hendricks Engineers, water and sewer capacity infrastructure in the Project area is anticipated to be adequate to serve the Project.

V. ZONING ORDINANCE DEVELOPMENT COMPLIANCE

The Project substantially complies with the applicable standards and specific development standards and design regulations of the Governing PD-RCI Documents and the equivalent MXTD zone, subject to the modifications, reductions, and waivers requested as part of this Application.

1. Development Standards PD-RCI

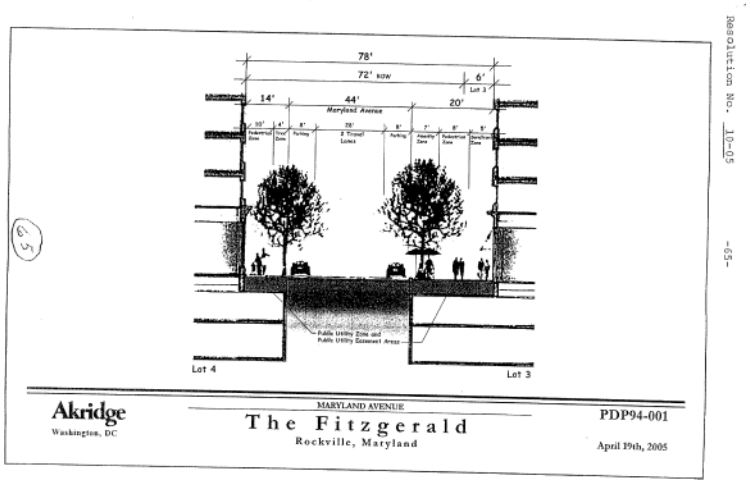
a. **Street and Streetscape.** The Property met all of the Development Standards in the Governance Documents of PD-RCI at the time of construction with sidewalks and streetscape that conformed to the road sections in the PD-RCI Governing Documents. No changes to the pedestrian path of the sidewalks are proposed. However, drop-off spaces are proposed, as well as an extended pedestrian intersection crossing peninsula along Maryland Avenue at Middle Lane that will update the street section.

Excerpt from 1994 PDP94-001:

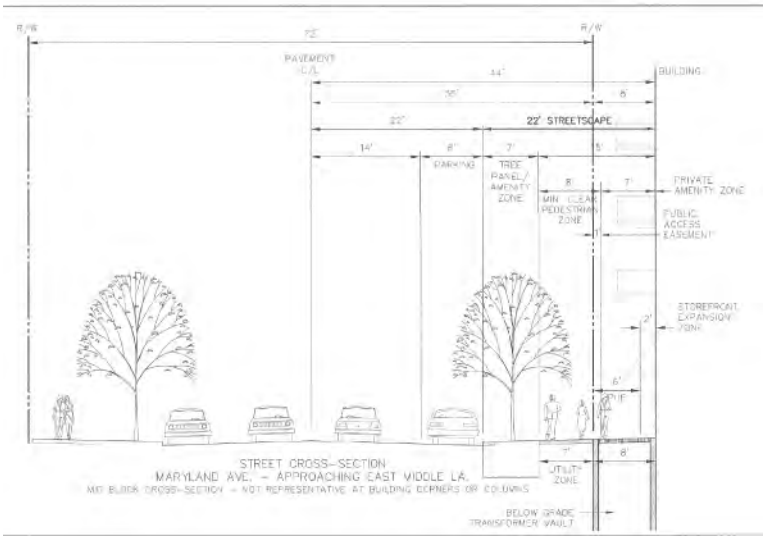
C. Monroe Street and Maryland Avenue north of Montgomery Avenue

The street width will be 44'0" curb to curb. The roadways will include a 8'0" parking lane on each side of the street and one 14'0" travel lane in each direction. In addition, a 14'0" sidewalk will be located on each side of the street. Parking shall be allowed wherever possible, but shall not interfere with building, loading and parking entrances or required turn lanes onto Middle Lane. The sidewalks shall be paved in a similar design to Montgomery Avenue (see accompanying drawing). This shall include a 4'0" band of rougher paving such as cobble stone along the curb which delineated the zone for street furniture and street trees. 4'0" by 6'0" planting beds will be maintained around the street trees on cross streets, tree grates will not be used in these location. The parking and travel lanes on the cross streets will be paved using asphalt, specified to City standards. Street markings for center lines and parking stalls shall be marked using standard City specification.

Updated Street Section from 2005 PDP94-001E:



Updated Street Section 2012 STP2012-00105 amended for 44 Maryland Ave/Block 3:



The Maryland Avenue street section has been further amended per City staff requests along the frontage of the Project. See Project Plan site plan for details.

b. **Massing and Height**. The Application requests a modification to the massing diagram for Block 4 that indicates the maximum height of the building on the Property to be 100 feet over the 448-foot elevation. The 448' elevation is generally the elevated Promenade Park connected to the pedestrian overpass to the Rockville Metro Station, which was a key elevation at the time of original approvals in 1994. The original PDP allowed heights up to 235 feet above the 448' elevation within the PDP area.

The proposed amendment requests flexibility for final engineering and design of the Project to allow a final choice of the most cost effective structural system for the building at the time of construction, to respond to a variable and future unknown construction cost market, with an increase of **twenty-feet** in maximum height to **120 feet over the 448' elevation** to accommodate changes in current floor-to-floor standards compared to 1994 design standards and dimensional requirements of optional construction structural systems.

For reference, the Base Height Measuring Point (BHMP) under the zoning ordinance is the elevation of the approved street grade at the middle of the front of the building. The BHMP for the middle of the front of the 41 Maryland Avenue building is the 430.75 foot elevation. Therefore, the request for 120 feet over the 448' elevation is equivalent to a building height of 137.25 feet.

Applicant believes that this modification to massing for maximum height is within the range of development standards for height up to 235 feet over the 448' elevation set within the Governing Documents and remains within the discretion of the Mayor & Council to adjust for this site.

Request to Waive Equivalent Zone Standards for Increased Height Request

A request to waive under 25.14.07.d.3.a.iii the equivalent zone standard of the MXTD zone of 120 foot height from street grade is justified because: i) the current MXTD zone height is actually lower than the PD-RCI approved height and neither relevant nor compatible; ii) the requested height is compatible with other heights within the 5-block PD-RCI planned development, iii) the requested height is within the recommended maximum height in the recently adopted Master Plan for this site, iv) the requested height is within the recommended maximum heights in the recently adopted interim floating zone under the equivalent MXTD zone, v) the requested height is within the anticipated zoning code re-write to be adopted in 2026 anticipated to conform with the 200-foot height recommendations of the Town Center Master Plan and the interim floating zone; vi) that the requested height of Project is less than the maximum height with the affordable housing bonus height under the interim floating zone and the anticipated zoning code re-write; and other good cause.

Text Amendment TXT2025-00269 became effective on April 3, 2025 to implement the recommendations of the 2025 Rockville Town Center Master Plan for changes to the MXTD zone development standards under an interim floating zone until the zoning ordinance is comprehensively amended. Pursuant to amended Section 25.14.35 under TXT2025-00269, the maximum building height for properties within the Core Character Area Floating Zone is 200 feet to the highest point of the flat roof from the approved street grade opposite the middle of the front of the building (Maryland Avenue), with an additional 100 feet of height allowed for residential developments with 20% or more affordable housing. While this Project is not proceeding under the Interim Floating Zone, the text amendment is indicative of the appropriate allowable heights for the Property.

The proposed increase by twenty feet from 100 feet to 120 feet over the 448' elevation (equates to an estimated height from the approved street grade opposite the middle of the front of the building on Maryland Avenue to the roof of 137.25 feet) is significantly below the maximum 300 foot height in the Town Center Core Character Area Floating Zone for its equivalent MXTD zone and anticipated under the zoning code re-write.

Waiver Finding of Good Cause

Pursuant to 25.14.07.d.4, one or more of the designated equivalent zone standards may be waived upon a finding that the Applicant has shown good cause as to why the development standard should not apply to any portion of the planned development project. In determining whether the burden of establishing good cause has been met, the Approving Authority must consider the following:

(a) *Whether the development standard of the equivalent zone is compatible with the completed portions of the planned development;*

The current allowable or built heights (all heights cited are over the 448' elevation) under the PD-RCI planned development range from this site at 100 feet, to BLVD 44 at 212 feet, to BLVD Ansel at 235 feet, to 255 Rockville Pike at 217 feet, with the Regal Row Retail Pavilion at 40 feet. The requested amendment raises the allowable height for the subject site by 20 feet to 120 feet over the 448' elevation compatible with the other blocks in the planned development.

The designated equivalent MXTD height standard currently has two standards – one of 120 feet above applicable grade under the current zoning ordinance which is lower than approved under PD-RCI and a second under the interim Core Character Area Floating Zone of 200 feet above applicable grade with a permitted 300 feet above applicable grade for affordable housing such as the proposed Project to implement the recommendations in the Town Center Master Plan.

Applicant has not requested a rezoning to the Floating Zone due to the comprehensive planned development nature of the five blocks under the PD-RCI zone, whose governing documents include many other development standards not addressed in the Floating Zone or equivalent MXTD zone.

(b) *Whether applying the development standard of the equivalent zone is consistent with good planning and design principles;*

The MXTD zone development standards under the current zoning ordinance are undergoing the process for review and adoption of a significant revision increasing the allowable heights to conform to the recommendations under the Town Center Master Plan for the Core Character area, which the Mayor and Council have already adopted under the interim Floating Zone for the Core Character Area. Therefore, the current zoning code MXTD development standard for height is no longer consistent with good planning and design principles recommended under the Town Center Master Plan and implemented on an interim basis by the Mayor & Council by TXT2025-00269.

(c) *Whether applying the development standard of the equivalent zone is reasonable and practically feasible. The cost of applying the standard may, but does not necessarily, demonstrate that applying the development standards of the equivalent zone is reasonable or practically feasible; and*

In the instant case where the Master Plan recommends increasing the number of dwelling units on the property and the existing approval under PD-RCI is for a minimum 117 within a height of 100' over the 448' elevations, it is neither reasonable nor practically feasible to increase the number of units and then apply the lower height of the equivalent zone. Particularly when the height standard of the equivalent zone for the site has been recommended for

significantly more height in the 2025 adopted Town Center Master Plan and interim Floating Zone zoning text amendment.

(d) Such other factor as the Approving Authority reasonably deems appropriate.

The additional height has been requested by Applicant to allow flexibility in the final selection of construction method (concrete versus steel construction) which have different floor-to-floor requirements, later in the process at the time of permitting, when comparable construction costs can be better determined, and the most fiscally responsible construction method selected in order to support the financing, construction and delivery of affordable housing units.

c. **Density/Dwelling Units**. The Application requests an update to the Land Use Plan under the Governing Documents that require a **minimum** of 117 dwelling units, to confirm the maximum number of residential dwelling units in the Project at up to 147 dwelling units. This increase is in substantial compliance with the 2025 Rockville Town Center Master Plan recommendation for the Property, encouraging an increase the number of dwelling units on the Property. The Applicant is not proposing commercial space in the Project at this time.

d. **Parking.** The PD-RCI Governing Documents did not set a required number of parking spaces, but rather provided for parking calculations per City Code, including any reductions for shared parking and other provisions of the parking chapter. The code required parking for the blocks in PD-RCI has evolved over time by project approval with previous reductions granted and zoning ordinance revisions to code required parking standards. Therefore, the requested parking reduction to zero onsite and required parking per the Chapter 16 Parking section will be consistent with the PD-RCI Governing Documents. The approval of Flexible Parking Standards to reduce the required parking for the Project to zero: i) meets the criteria for approval in 25.16.03.h.3 as justified below and supported in the Gorove Slade Parking Memo, ii) is consistent with the specific recommendations of the 2025 Rockville Town Center Master Plan for the Property, and iii) is consistent with the Core Character Area Floating Zone to the MXTD equivalent zone which provides for a parking standard of "no minimum parking". The Project location also satisfies (and exceeds) the requirement for the minimum number of accessible parking spaces within 1000'.

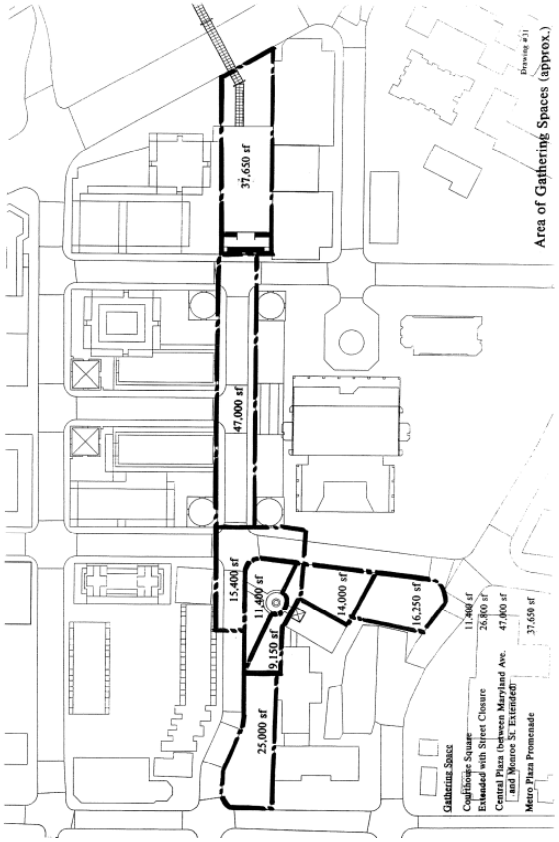
At Application, the overall parking within the PD-RCI area is at a surplus at peak parking demand periods and all other periods. See PDP Parking Table attached.

2. Additional Design Guidelines for Mixed Use Zones

The Project is in substantial conformance with the intent and purpose of the equivalent MXTD zone to the extent applicable as the PDP Governing Documents address necessary development standards as may be amended by the Mayor & Council (and as the MXTD zone is amended effective April 3, 2025 under the CCA-FZ). Conformance with certain MXTD

development standards and the applicable Additional Guidelines for Mixed Use Zones in Section 25.13.06 are addressed as follows:

a. MXTD Development Standards.
The Project is in substantial compliance with the Open Space and Public Use Space requirements as the PDP Area delivered significant open spaces and public use spaces upfront in the late 1990s under regulations and approvals at that time when the old Rockville Mall was redeveloped. This allowed the creation of significant consolidated open space and public use spaces, in lieu of small areas by block, through dedication, easements, and construction/installation as shown on the following gathering space exhibit from the PD-RCI Governing Documents.



b. Per Section 25.13.06 , the following addresses certain of the additional development standards generally for Mixed-Use zones:

i. *25.13.06.b.1.a Aesthetic and visual characteristics for all zones. 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 one hundred (100) feet long include projections, recessions, or other treatments*

sufficient to reduce the unbroken massing of the facade along all sides of the building facing public streets.

The Project proposes an articulated building façade with a defined base, middle and top. Generous window walls at grade, characterized by fine detailing, offer expansive transparency, enhancing the sense of activity and safety while promoting increased interaction between the public spaces of the sidewalk/street and the building activity centers. The middle section and top section of the building proposes projections, recessions, and color and material changes to reduce the massing of the façade along Maryland Avenue and Middle Lane.

ii. *25.13.06.b.1.b Along any public street frontage building, design should include windows, arcades, awnings or other acceptable features along at least sixty (60) percent of the building length. Arcades and other weather protection features must be of sufficient depth and height to provide a light-filled and open space along the building frontage. 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.*

The Project's lobby and activity center frontages include generous window walls and repetitive glass fronts to active resident spaces. All four sides of the building have similar architectural treatment reflecting finished facades. Projecting balconies are provided on the west side of the building only in the area parallel to the Victoria courtyard and not directly confronting Victoria condominium residential windows at the request of the Victoria Condominium residents to extend the building-to-building/unit to unit separation at the higher floors above the height of the Victoria Condominium garage wall on the common property line.

iii. *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.*

The corner lobby entrance at Middle Lane/Maryland Avenue and continuous building activity centers along each of those facades enrich the visual interest and pedestrian experiences on the sidewalks. The building has a strong base, articulated middle, and building top enhanced with color, building material and texture changes, wall offsets and reveals, projecting balconies, and vertical window patterns, to break-up the massing of the building wall. To accommodate the narrow site and maximize the building to building separation to the Victoria Condominium on the west side, the building façade along the public streets rises to the full height but with strong horizontal delineation of

the building base, middle and top, with articulated cornices and building material and color changes.

iv. *25.13.06.6.2. 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.*

The Project proposes a strong building roofline that complements the visual character of other buildings within the PDP area. The parapet wall appears to be part of the building wall with the same architectural treatment, to screen roof-top equipment. Final design of the roof will be reviewed at Site Plan.

v. *25.13.06.b.3 Materials and color. 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. 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.*

The Project proposes residential building materials of brick, cementitious plank siding, extensive glazing and metal trim in standard urban colors and trims compatible with the building architecture and the overall tapestry of buildings within Town Center.

vi. *25.13.06.c.7 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, … If the delivery and loading spaces are located within an enclosed building or underground, no such setback and buffer area shall be required.*

The Project proposes a high-ceiling one-story enclosed loading dock building with doors at the south end of the building with driveway access to Maryland Avenue. This is intended to mitigate visual and noise impacts to the adjoining mixed-use neighborhood, and nearby residential and office uses.

Additional Design Guidelines for Mixed Use Zones

The Project is consistent with the intent and purpose of the applicable Additional Guideline for the equivalent Mixed Use Transit District Zone in Section 25.13.07 as follows:

3. *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 fifteen (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 Project ground floor proposes a high ceiling height of greater than 15 feet with expansive glazing to be occupied by the main lobby/gathering space as well as resident amenity and activity areas along both Maryland Avenue and Middle Lane, the main pedestrian spine through Town Center. The Building otherwise contains only residential uses. Part of the Maryland Avenue frontage contains residential units as recommended in the Town Center Master Plan. This is reflected in TXT2025-00269 for the applicable Interim Floating Zone for the MXTD zone and anticipated to be adopted within the zoning code re-write.

Additional Guidelines for Core Character Area of Town Center under the Master Plan as reflected in the Interim Floating Zone

This section addresses additional guidelines per Section 25.14.35.g for development within the Core Character Area of the 2025 Rockville Town Center Master Plan, that are not binding since the Project is not proceeding under the Floating Zone but is anticipated to be indicative of what will be included in the zoning code re-write.

g. Aesthetic standards. Any development within an interim comprehensive plan floating zone must comply with the following aesthetic standards:

1. Façades and massing.

(a) Buildings shall be designed in a way that avoids massive scale and uniform and impersonal appearance and provides visual interest consistent with the community's identity, character, and scale. Building design shall provide attractive, well-proportioned orientation to the public realm of streets, plazas, and parks. Building walls greater than one hundred (100) feet long must include projections, recessions, or other treatments sufficient to reduce the unbroken massing of the façade along all sides of the building facing public streets.

The Project has been designed with high quality design and materials to integrate into the tapestry of building built over time as Town Center has evolved. The building is oriented with its entrance at the key gateway corner of Middle Lane at Maryland Avenue with large expanses of ground level glazing to engage the public realm and pedestrian at sidewalk level along a main pedestrian spine. The design is articulated with projections, recessions and material and color changes to reduce the massing of the façade.

(b) Any façade facing a public street must include windows, arcades, awnings, or other acceptable features along at least sixty (60) percent of the building length. Arcades and other weather protection features must be of sufficient depth and height to provide a light-filled and open space along the building frontage. Architectural treatment, similar to that provided to the front façade must be provided to the sides and rear of the building to mitigate any negative view from any location off-site and any public area (e.g., parking lots, walkways, etc.) on site.

The building is designed with similar architectural treatment on all four sides. The building engages Middle Lane and Maryland Avenue with windows along each façade as well as a canopy to define the entrance at the key corner.

(c) Buildings must 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.

The building has a strong articulated building base with a well-defined entrance lobby to engage the public realm at the pedestrian level. Each façade is articulated with recesses, projections, color, and material changes to reduce the perception of the massing of the building.

2. Roofs. Roof design must 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 must 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.

The parapet wall is integrated into the building utilizing the same architectural treatment of the top section of the building which varies in color, texture, material, and height. Roof top sustainable design will be addressed at site plan.

3. Entryways. Commercial 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.

The Project lobby entrance is at the key intersection building corner of Middle Lane at Maryland Avenue with generous views into the lobby and an architectural canopy to draw people to a welcoming front entrance.

h. Public benefits. 1. Any development approved within an interim comprehensive plan floating zone must provide public benefits that enhance or contribute to the objectives of the Plan and that are proportionate to the scale of the proposed development. Public benefits may include, but are not limited to, providing Moderately Priced Dwelling Units (MPDUs) or public use space above the minimum required, streetscape improvements, wayfinding, and environmental building efficiency standards or other benefits that exceed code requirements.

The Project proposes a 100% affordable residential development for a broad range of qualified household incomes under federal and local affordable housing programs, with a range of unit sizes up to 3-bedrooms, in a transit-oriented, walkable location, providing critical housing options to Rockville households.

VI. MASTER PLAN COMPLIANCE

A. The 2040 Plan. The City-wide Comprehensive Plan was adopted August 2, 2021. The Project is in substantial conformance with and implements many of the applicable principles, visions and goals of the 2040 Plan as set forth below.

i. Visions

a. *LAND USE AND URBAN DESIGN Vision*
Rockville is a city that encompasses comfortable neighborhoods where residents can walk, bike, and roll to amenities; mixed-use urban areas where residents, businesses and institutions thrive together; commercial and residential corridors where daily needs and wants are met; and areas for offices, laboratories, and industry where employment can be found.

The Project is part of the implementation of the vision for an integrated mixed-use urban area that provides housing, services, culture, recreation and employment opportunities in Rockville Town Center. The Project adds new residents to support the existing retail and employment district. The Project replaces an inactive existing surface parking lot.

b. *TRANSPORTATION. Rockville's transportation system will provide residents, businesses, employees, and visitors with multiple options for moving about the city through a variety of modes and paths while ensuring access for persons of all abilities and mobilities. The city's*

commercial vitality, and position as a regional hub and employment center, will be supported by infrastructure investments that enhance connections to the broader region, while managing traffic and congestion. Rockville will continue to transition to a more-walkable community and contribute to regional efforts to create safe, efficient, and environmentally sustainable mobility.

The Project provides additional affordable housing with a high walkability score via a developed sidewalk and street grid to Metro, bus and future BRT public transit, goods and services, entertainment and institutional uses, public parks, and historic assets. The extensive transportation and public transit network proximate to the Property (MD 355, MD 28, I-270, MD 526, MD 200 and more) provides convenient regional access to the rich employment, services, government, cultural, historic, entertainment, and retail opportunities in all directions.

c. *RECREATION AND PARKS. Rockville will continue to have a vibrant, beautiful, and easily-accessible park system with a wide variety of recreation facilities and programs, as this system is critical to supporting the health and well-being of the people of Rockville and its natural environment. Parks and recreation facilities will meet the needs and desires of Rockville's diverse users.*

The Project is part of the Planned Development PD-RCI that delivered Courthouse Square Park and the Promenade Park, as well as incorporated the street design for East Montgomery Avenue between Maryland Avenue and Monroe Street to facilitate East Montgomery Avenue closures for City community events, such as Hometown Holidays, a farmers market, or outdoor seating for entertainment uses, to support the health and well-being of the residents of Rockville, including new residents of the Project.

d. *ENVIRONMENT. Rockville strives to assure clean land, air and water, and efficient use of resources, to foster healthy, sustainable, and resilient environments for living, working, and recreation.*

The Project will have a positive impact on the environment. It is replacing an asphalt surface parking lot with a development that conforms to current standards of stormwater management and sustainable building design.

e. *ECONOMIC DEVELOPMENT. Rockville will proactively adapt to the changing business environment and strategically leverage its assets and position as the County seat within a dynamic region to enable an innovative and thriving local economy. It will do so to advance equitable economic development, creative and diverse jobs creation, the quality of life for its residents and workforce, and to enhance the long term fiscal standing of the city.*

The Project will develop an underutilized surface parking lot to provide an affordable housing asset adding residents to patronize existing businesses and talent to the employment pool in the Town Center Core Area.

f. *HOUSING. Ensure that current and future Rockville residents have a diverse array of quality housing choices that are affordable and livable, at all socio-economic levels.*

The Project delivers 147 units of affordable housing to the housing options available in Rockville Town Center, providing qualified households of a broad range of income levels and household sizes an opportunity to live at a transit-oriented location with jobs, goods and services within walking distance.

Planning Area 1 Rockville Town Center

…*Street-level commercial activity has experienced challenges due to increased competition in the region, the advent of e-commerce, which has greatly reduced the amount of commodities sold in physical stores…an overall shift in consumer preferences. Policies in this Plan section represent adjustments to the 2001 Town Center Master Plan…and the changing circumstances since that time.*

The Project addresses the over-supply of commercial space with a proposed residential building that activates the sidewalk with a corner lobby and resident activity centers along Maryland Avenue and Middle Lane, and delivers additional residents to support the vitality of the existing retail in adjacent buildings and the Town Square business district.

B. **2025 Rockville Town Center Master Plan - 2040 Amendment**

An Amendment to the 2021 Comprehensive Plan (2040 Plan) to update the Town Center Master Plan was adopted by the Mayor and Council on January 27, 2025.

The Project is in substantial conformance with the recommendations for the Property and supports of the vision and goals of the Town Center Plan as noted below.

Town Center Master Plan Goal

#1 *Target appropriate areas for higher density residential developments to reach 3000 new residential units by 2040. Provide for a variety of development types to adapt to market demands and to address missing-middle housing.*

The Project proposes 147 new dwelling units to help the City reach its goal, ranging from studios to three bedrooms, and provides a new housing choice for income qualified households many of which may elect not to own a car yet desire affordable and convenient urban living, in a location with a high Walk Score to transit, goods, and services.

Town Center Vision

Rockville Town Center will continue to grow as a vibrant, multicultural, diverse and inclusive community that celebrates a high quality of life and sense of place. A neighborhood at its core, Town Center will be a hub within the region for sustainable, walkable, transit-oriented living.

The Project replaces an underutilized surface parking lot with 100% affordable dwelling units for residents and their families adding to the neighborhood character of transit-oriented living for all in Town Center.

Area Vision – Central Town Center

…The design of this area should take into consideration a sense of arrival and draw the visitor in. Town Square is likely to continue as the "heart" of Town Center in many ways.

The Project expands the sense of arrival to a vibrant Town Center for visitors from the Metro and Rockville Pike, whether arriving via the Promenade Park pedestrian bridge and plaza to East Montgomery Avenue or via Middle Lane, by completing Middle Lane and Maryland Avenue frontages with an active development and new residents. The Project supports the vitality of pedestrian connections to Town Square in the adjacent blocks north, east, and west.

Town Center Plan Focus Areas

The Property is identified as a "Focus Area" of the Town Center Master Plan.

41 Maryland Avenue. Encourage residential development of at least 100 units. If the existing, approved planned development for the parcel is modified, encourage the development of even more residential units on site. Ground floor retail should not be required. Any on-site parking requirements should be waived due to the site's limited size, prime Town Center location, nearby structured parking options, and transit access".

The Project proposes an increase in the number of dwelling units from 117 to 147 affordable housing units, no commercial space, and no parking consistent with the Master Plan recommendations.

Town Center Housing

The City encourages the development of a wide variety of unit types – this refers to different housing typologies-(such as townhomes and multi-family apartment buildings), but also provides a mix of units within those typologies. The City encourages unit mixes in development projects to contain a full range of unit types that the market can support of different sizes and layouts to accommodate the greatest variety of households.

The Project will add studios through three-bedroom affordable dwelling units to Town Center. The Project will expand the affordable housing choice for a greater variety of household sizes and broader range of qualified income levels.

Town Center Economic Development & Business

…Town Center is a hub of retailers that provide goods and services…Rockville Town Center cannot truly thrive without residential growth surrounding and supporting its existing retail.

The Project will add additional residents to support the existing retail in adjacent buildings and the Town Square business district.

VII. FINDING REQUIRED FOR PROJECT PLAN APPROVAL

The Zoning Ordinance Section 25.07.01.b.2. contain the findings that the Mayor and Council must make prior to approving the Project Plan Amendment Applications. The following demonstrates how the Application complies with these required findings:

i. *The Project Plan Amendment will not adversely affect the health or safety of the persons residing and working in the neighborhood of the proposed project:*

The Project will replace an underutilized surface parking lot and fulfill its original 1994 entitlements for residential on the Property. The Project

will add 147 affordable dwelling units to Town Center, adding a new housing choice to a broad range of income qualified households as well as new residents to support the surrounding business district. The addition of residential use will not affect the health or safety of persons in the neighborhood but will add to the vision of Town Center being a neighborhood of transit-oriented living. Overall, the Project will add to the visual vitality of Town Center by completing the final block of the original PD-RCI.

ii. *The Project Plan will not be in conflict with the Plan.*

As noted in more detail in Section VI above the Project Plan supports the goals and visions of both the 2040 Plan and the 2025 Town Center Master Plan. The 2040 Plan provides the following Overarching Principles:

a. *Foster a vibrant, multi-cultural and successful downtown.*

The Project will enhance the vitality of Rockville Town Center by providing the opportunity for a broad range of household sizes and qualified household incomes to live in a transit-oriented building with a Walk Score of 92 with convenient access to goods and services, especially to households who wish not to be burdened with car ownership.

b. *Steer the most-dense development to mixed-use, transit served locations.*

The Project is located within the Core Character Area within the commercial retail, restaurant and cultural district of Town Center and within walking distance of three-blocks to transit of the WMATA Rockville Redline Station, hard rail train service, and Montgomery County bus service along Hungerford Drive. It is proximate to the future southern section of the proposed 355 Bus Rapid Transit system within the right-of-way of Hungerford Drive/Rockville Pike.

c. *Encourage a variety of housing types that are accessible to a wide range of household needs and incomes.*

The Project provides a new affordable housing choice including larger 2-bedroom and 3-bedroom units, perfect for qualified income families, individual, and empty-nester households who

want to live in a Town Center location walkable to goods, services and entertainment, as well as abundant transit options.

g. *Maintain and promote safe, attractive, welcoming, and amenity-rich neighborhoods.*

The Project will add to the rich urban fabric of Town Center as it continues to evolve as a vibrant mixed-use livable neighborhood by developing an underutilized surface parking lot into a new residential community.

VIII. COMMUNITY OUTREACH

The City hosted a virtual Pre-Application Meeting community meeting at which the Applicant presented its proposed Project via WEBEX on January 21, 2025. Notice was properly given by Applicant by mail and electronic notice in accordance with the Zoning Ordinance and Development Manual. Signs were posted on the Property on all frontages. The meeting was attended by a range of interested parties from Town Center multi-family buildings and nearby neighborhoods. A sign-in sheet and the meeting transcript were filed by the Applicant. The video of the Pre-Application Meeting is available on the City's website development page.

A follow-up meeting for the Victoria Condominium residents was held by the Applicant and attended by a City representative at the Victoria on February 13, 2025 at that community's request. Notes of the meeting have been filed in the PAM record.

A Post-Application Community Meeting was conducted in accordance with the Zoning Ordinance. Signs were posted. Mailed notice of televised briefings on the Project were provided for the Planning Commission and the Mayor and Council sessions. Notice of future public hearings and meetings will be provided, and the signs updated, in accordance with the Zoning Ordinance.

IX. CONCLUSION

As demonstrated by the Statement of Justification, the Project Plan submission, and Application, the Project is consistent with the intent and purpose of the PD-RCI Governing Documents, substantially complies with all applicable requirements of the Zoning Ordinance and other applicable City Code and regulations, and is in substantial conformance with the recommendations of the Rockville 2040 Comprehensive Plan, the Town Center Master Plan, and other administrative and functional master plans.

The Project will advance the goals of the 2040 Plan, the Town Center Master Plan, and the strategic goals of the Mayor and Council, to increase affordable housing, strengthen the Town Center neighborhood with increased residential density and new

housing typologies to provide greater choice to a wider range of households, and enhance the overall vibrancy and quality of life in the Town Center and the City generally.

The Waivers and requested modification to the BLVD 44 MPDU Covenant are justified to support the required findings for approval.

For all these reasons, the Project Plan Application PJT2025-00023 with the requested waivers, WAV2025-00025 and WAV2025-00026, and modification of the BLVD 44 MPDU Declaration of Covenants should be approved. Applicants respectfully request approval to permit this Project to proceed as proposed.

Shulman Rogers, P.A.
Nancy P. Regelin, Esquire
Counsel for Applicant

Attachment A
Prior relevant PDP Approval Excerpts

City of Rockville
111 Maryland Avenue
Rockville, Maryland
20850-2364

Community Development
(301) 309-3200
TDD (301) 309-3187
FAX (301) 762-7153

Economic Development
(301) 309-3240

Inspection Services
(301) 309-3250

Planning Division
(301) 309-3200

April 28, 1994

Mr. Mark Troen, Vice President
Rockville Center, Incorporated
250 Hungerford Drive, Suite 195
Rockville, MD 20850

Dear Mr. Troen:

Re: Preliminary Development Plan Application PDP94-0001- Rockville Center, Incorporated

At its meeting of April 27, 1994, the Rockville Planning Commission reviewed and conditionally approved the above referenced application for redevelopment of the former Rockville Mall area. Approval includes the following elements:

(1) Development parcels, road locations, and road right-of-way widths as shown on the "Concept Preliminary Plan" dated April 8, 1994 in the application file;

(2) Building uses and sizes as follows:

BLOCK	USE	GROSS FLOOR AREA (SQ.FT.)
1	Office	459,675
	Retail	34,150
		493,825
2	Office	480,375
	Retail	27,525
		507,900
3	Office	334,575
	Retail	27,750
	Theater	43,000
		405,325
4	Residential	min. 117 units
	Retail	11,260
		11,260
5	Retail	48,312
TOTAL FOR PLAN		1,466,622 (sq. ft.)

MAYOR
James P. Coyle

COUNCIL
Robert E. Dorsey
Rose G. Krasnow
James T. Marrinan
Nina A. Weisbroth

CITY MANAGER
Bruce Romer

CITY CLERK
Paula S. Jewell

CITY ATTORNEY
Paul T. Glasgow

Excerpt from PDP94-001E Amendment:

Resolution No. 10-05 RESOLUTION: To approve, with conditions, Amendment to Preliminary Development Plan Application No. PDP1994-0001E, Rockville Renaissance West, Applicant

C. LAND USES AND DENSITIES BY BLOCK.

The Amended Allowable Uses and densities by block are:

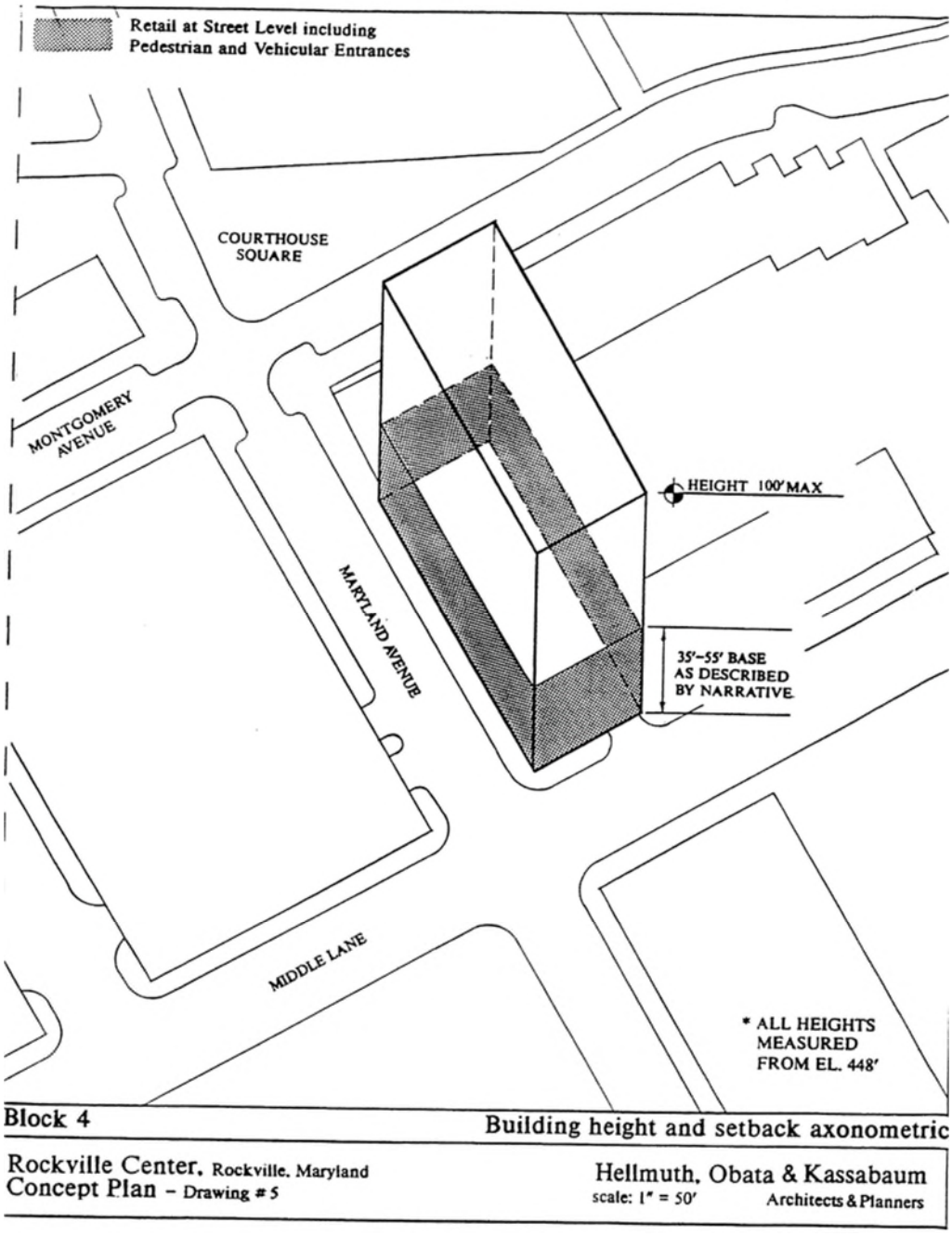
Block	Land Uses	Prior Approved Gross Floor Area	Approved Gross Floor Area/DU
1	Office	394,261 SF	394,261 SF
2-F	Retail / Restaurant	36,700 SF	36,700 SF
	Subtotal	430,961 SF	430,961 SF
2	Office	480,375 SF	
2-K	Residential		255 DU**
	Retail (Restaurant)	32,025 SF	17,000 SF
	Subtotal	507,900 SF	255 DU/17,000 SF
3	Office	362,875 SF	
2-J	Residential		230 DU**
	Retail/ Restaurant	36,750 SF	23,000 SF
	Subtotal	405,325 SF	230 DU/23,000 SF
4	Residential	117 DU (min)	117 DU (min)
2-H	Retail	11,260 SF	11,260 SF
	Subtotal	117 DU/ 11,260 SF	117 DU/ 11,260 SF
5	Retail /Restaurant	19,306 SF	19,306 SF
2-G	Office	25,700 SF	25,700 SF ***
	Theatre	67,370 SF	67,370 SF
	Subtotal	112,376 SF	112,376 SF
Total	Office	1,263,321 SF	419,961 SF
1-5	Retail	137,241 SF	107,266 SF
	Theatre	67,370 SF	67,370 SF
	Residential	117 DU	602 DU
	Hotel *		

** Total aggregate number of approved DU for Parcel 2-K Lot 2 and Parcel 2-J Lot 3 is 485 DU. Units can be shifted between Parcel 2-J Lot 3 and Parcel 2-K Lot 2 so long as the total number does not exceed the total aggregate number of DU approved for Parcel 2-J Lot 3 and Parcel 2-K Lot 2 and can be constructed within approved heights.

***By City administrative approval, retail space was converted to office on Parcel 2-G Lot 5 resulting in the total allowable PDP office square footage on Parcel 2-G Lot 5 of 25,844 square feet. The permitted use for such converted space under the PDP is either office or retail without further amendment of the PDP.

* A Hotel is an allowable use in addition to the other allowable uses on any of the Preliminary Development Plan lots. The PDP retains additional traffic capacity over and above the other allowable uses for a Hotel use within the Preliminary Development Plan area of: 100 am peak hour trips and 100 pm peak hour trips.

Massing under PDP94-001:



PDP-RCI AREA Parking

Time of Day Calculation All Existing PDP Uses + Comstock BLVD Lofts Project (Pre-41 MD Project)

Use	Base	Weekday Daytime	**Weekday Evening**	Weekend Daytime	Weekend Evening	Nightime
Office	333	333	**35**	35	21	21
Retail	11	13	**22**	48	24	3
Restaurants	305	153	**305**	305	305	31
Theatre	383	153	**383**	307	383	38
51 Monroe St.	138	138	**138**	14	7	7
Deli	1	1	**1**	1	1	0
Hotel	38	27	**38**	27	38	27
Residential	546	328	**492**	437	492	546
Institutional	50	25	50	50	15	3
Total Pkg Required		1171	**1464**	1224	1286	676
Total PDP Parking Provided		1667	**1667**	1667	1667	1667
Surplus Parking		+496	**+203**	+443	+381	+991

Highest Parking Required at Weekday Evening totaling 1464 spaces within the PDP; 1667 spaces provided within the PDP; 203 Surplus Spaces at Peak Parking Demand Period within PDP upon completion BLVD Lofts Project Bldg 2; 991 Surplus Spaces Nightime Period within PDP.

The foregoing parking calculations do not include on-street parking spaces on East Montgomery Avenue, Maryland Avenue, Monroe Street or Helen Heneghan Way within PD-RCI Area that provide additional convenient short term parking spaces to the general public doing business within the PDP and town center. Within two blocks of the PD-RCI Area, there are approx. 2000 additional parking spaces in garages and lots open to the general public.

Community Planning & Development Services
Received
April 3, 2025

WAV

Application for **Waiver Request**

City of Rockville

Department of Community Planning and Development Services

111 Maryland Avenue, Rockville, Maryland 20850
Phone: (240)-314-8200 * Fax: (240)-314-8210 * **Email:** cpds@rockvillemd.gov * **Website:** www.rockvillemd.gov

Purpose: The Zoning Ordinance, and the Landscape and Lighting Manual, identify specific standards that may be waived by the Approving Authority. The process is intended to provide flexibility to address constraints unique to a particular site or project. Each of the following waiver types is unique in terms of submittal requirements and criteria for approval. Please refer to the applicable Zoning Ordinance section (provided on this form) for more information.

It is strongly encouraged that you meet with Planning Division staff in CPDS prior to submitting an application.

Waiver Type: Please identify the type of waiver requested

Zoning Ordinance

☐	**25.08.08.c.2.b.vi**	Planning Commission waiver of current parking requirements for non-conforming alteration approvals
☐	**25.09.06.c**	Planning Commission waiver of restrictions placed on height exemptions for certain architectural elements.
☐	**25.10.05.d**	Approving Authority waiver of impervious surface requirements for institutional uses in single dwelling unit residential zones.
■	**25.14.07.d.4**	Approving Authority waiver of the application of one or more development standards of the designated equivalent zones for Planned Developments.
☐	**25.16.02.b.3**	Approving Authority waiver of the requirements of Section 25.16.02.b.3; 25.16.04.b; and Section 25.16.07.a and b for projects within the MXTD Zone.
■	**25.16.03.h.1 & 3**	Parking reductions within the MXTD, MXCD, MXE, MXNC and PD Zones.
☐	**25.17.03.c**	Planning Commission waiver of the requirement to underground, or enclose, utility equipment.
☐	**25.17.05.b**	Approving Authority waiver of private sidewalk widths for short portions.

❑ **25.17.08.b.3** Approving Authority waiver of building restriction line requirements.

Landscaping and Lighting Manual

❑ **4.d.3.c** Buffering and / or Screening Requirements. The Board of Appeals or Planning Commission has the authority to grant a waiver of the buffering and / or screening requirements of the Manual.

Please Print Clearly or Type

Property Address Information 41 Maryland Avenue

Subdivision Rockville Town Center Lot(s) Par 2-H Block

Zoning PD-RCI Tax Account(s) 03198603

Applicant Information:

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

Applicant SCG Development Holdings, LLC c/o SCG Development Partners, 9245 Boone Blvd #640, Vienna, Va 22182 Kirk Salpini, 703-942-6610 x200, kas@scgdevelopment.com

Property Owner Comstock 41 Maryland, LLC, c/o Comstock 1900 Reston Metro Plaza 10th Floor Reston VA 20190 Attn: Robert Demchak 703-230-1985, rdemchak@comstock.com

Architect Davis Carter Scott Ltd Design, 8614 Westwood Center Drive #800, Tysons VA 22182 Douglas Carter, AIA, 703-556-9275, dcarter@dcsdesign.com

Engineer Macris Hendricks Glascock, 9220 Wightman Road, Montgomery Village MD 20886 Kyle Hughes, 301-670-0840, khughs@mhgpa.com

Attorney Shulman Rogers PA, 12505 Park Potomac Avenue #600 Potomac MD 20854 NancyRegelin301-230-5224nregelin@shulmanrogers.com

LEED AP Davis Carter Scott Ltd Design

Project Name Momentum at Rockville Station

Project Description: Provide a written narrative that fully describes the project; the nature of the waiver requested; and the justification for the requested waiver. Please refer to the applicable section of the Zoning Ordinance for the waiver type and provide a response to any and all findings that might be associated with the waiver. Additional information such as reports and / or studies that provide justification of the waiver request are encouraged.

STAFF USE ONLY

Application Acceptance:

Application # _____

Date Accepted _____

Staff Contact _____

OR

Application Intake:

Date Received _____

Date of Checklist Review _____

Deemed Complete: Yes ☐ No ☐

Zoning Ordinance

25.08.08.c.2.b.vi

vi. ***For nonconforming alteration approvals*** that trigger conformance with current parking requirements pursuant to Article 16, the Planning Commission may waive the current parking requirement and allow the maintenance of the existing nonconforming parking status through the grant of the nonconformity alteration approval, if the Commission finds that:

A. It is not practicable to provide the required parking onsite in a manner that preserves neighborhood character;

B. Preserving the nonconforming parking status is the best solution to provide consistency with the goals, policies, and intent of the Plan.

25.09.06.c

c. ***Waiver***

1. The Planning Commission may permit a waiver from any or all of the restrictions set forth in subsections b.1 through b.3 of this section upon finding that the size, scale, and dimensions of any non-habitable architectural structure listed above are:

(a) Architecturally compatible with both the building on which it is to be erected and the adjacent buildings; and

(b) Not contrary to the intent and purpose of the Plan or this Chapter.

2. In granting any such waiver, the Planning Commission may impose such conditions as may be reasonable and necessary so that the non-habitable architectural structures are consistent with the Plan, including, but not limited to, the screening of rooftop structures and the shadow regulations set forth in Section 25.17.06.

3. The person requesting the waiver must provide notice of the request in accordance with Section 25.05.03 of this Chapter.

25.10.05.d

d. ***Exclusions from Impervious Surface Requirements*** – Institutional uses in the Single Dwelling Unit Residential Zones must normally meet the requirements set forth in Section 25.10.05.a, above for the maximum impervious surface area in a front yard. However, through site plan review in accordance with the provisions of Article 7, the Approving Authority may waive this requirement if it finds that such a waiver will reduce impacts of paved areas on adjoining residential uses, provide more efficient on-site traffic circulation, or address practical difficulties.

25.14.07.d.4

4. ***Waiver of Equivalent Zone Standards***- The Approving Authority may waive the application of one (1) or more of the development standards of the designated equivalent zone upon a finding that the applicant has shown good cause as to why the development standard should not apply to any portion of the Planned Development project. In determining whether the burden of establishing good cause has been met, the Approving Authority must consider the following:

(a) Whether the development standard of the equivalent zone is compatible with the completed portions of the Planned Development;

(b) Whether applying the development standard of the equivalent zone is consistent with good planning and design principles;

(c) Whether applying the development standard of the equivalent zone is reasonable and practically feasible. The cost of applying the standard may, but does not necessarily, demonstrate that applying the development standards of the equivalent zone is reasonable or practically feasible, and;

(d) Such other factor as the Approving Authority reasonably deems appropriate.

25.16.02.b.3

3. ***MXTD Zones*** - In the MXTD Zone, limited off-street parking of motor vehicles between the front building line and the front lot line may be allowed by the Approving Authority in accordance with the provisions of Section 25.13.07.a.6. The Approving Authority also has the authority to waive the requirements of this Section, Section 25.16.04.b, and Section 25.16.07.a and b provided that:

(a) A previously existing single unit detached dwelling is being converted to a permitted use in the MXTD Zone;

(b) Due to the location of the existing structure or structures on the lot, compliance with the parking, loading, and access requirements of this Sections 25.16.02, cannot be reasonably accomplished; or

(c) Such a waiver would enable the proposed use to better satisfy the parking space requirements of Section 25.16.03.

25.16.03.h.1

h. ***Flexible Parking Standards*** – The Approving Authority may permit reductions in the number of parking spaces required, if certain standards and requirements are met as set forth below.

1. Mayor and Council and Planning Commission Reductions The Mayor and Council, in the approval of a Project Plan, or the Planning Commission in the approval of a site plan within the MXTD, MXCD, MXE, MXNC and PD Zones, have the authority to reduce the required number of parking spaces for uses in the building or buildings to be constructed provided that:

   (a) A major point of pedestrian access to such building or buildings is within seven-tenths of a mile (3,696 feet) walking distance of a transit station entrance shown on the Washington Metropolitan Area Transit Authority Adopted Regional Rail Transit System; or

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

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

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

   (e) Where there is a bikeway in close proximity to the site and the applicant demonstrates that the uses in the proposed development are conducive to bicycle use; or

   (f) For any other good cause shown.

25.16.03.h.3

3. ***Reductions with Proximity to a Transit*** Station - Within any mixed-use zone where the building entrance is more than seven-tenths of a mile (3,696 feet) walking distance from a transit station entrance as shown on the Washington Metropolitan Area Transit Authority Adopted Regional Rail Transit System, a reduction of not more than ten (10) percent of the required parking spaces may be approved if a parking management plan approved by the Approving Authority will be implemented with occupancy of the building or buildings using such features as car and van pooling and public or private transit. A Transportation Demand Management strategy must be submitted with the goal of reducing parking demand by the building to meet the amount of reduction requested. The effectiveness of this plan must be demonstrated periodically after the use has been operating, as determined by the Approving Authority.

25.17.03.c

c. ***Waiver of Requirements***

1. Upon finding that installing utility equipment within an enclosed building is not feasible, the Planning Commission may grant a waiver of any requirement of this Section for any of the following reasons:

   (a) A unique or peculiar site condition provides a physical impediment to installing equipment underground; or

   (b) It would be unsafe to locate the equipment underground; or

   (c) The equipment cannot successfully operate below ground.

25.17.05.b

1. Minimum widths may be waived by the Approving Authority for short portions of a private sidewalk for a good cause shown.

25.17.08.b.3.(b)

(b) Where the applicable master plan recommends a greater or lesser building restriction line than set forth herein, the plan recommendation takes precedence over the requirements set forth in subsections a and b above. Where there is no master plan recommendation, the Approving Authority may waive building restriction line requirements if the waiver will result in a better form of development consistent with the intent of the master plan and the development standards for mixed-use zones set forth in Article 13.

Landscaping and Lighting Manual

4.d.3.c

The Board of Appeals or Planning Commission has the authority to grant a waiver of the buffering and / or screening requirements of the Manual.

Community Planning & Development Services
Received
August 20 2025

GOROVE SLADE
Transportation Planners and Engineers

TECHNICAL MEMORANDUM

To: Kirk Salpini — SCG Development

From: Anila Moorthy, EIT
Maribel Donahue
Katie Wagner, PE, PTOE

Date: June 18, 2025

Subject: Momentum at Rockville Station Parking Reduction Justification Memo

Introduction

This memorandum has been prepared in support of a proposed Flexible Parking Requirement Reduction to Zero under Section 25.16,03.h that would allow the 41 Maryland Avenue residential development to be constructed without any on-site parking. The Project includes redevelopment of the existing parking lot into an all-affordable apartment building with approximately 147 units and no on-site parking. On-site loading would be provided within the building, and ample curbside parking is available adjacent and proximate to the building and within close-by public garages for short-term visitor and elective long-term permit parking. The nearby public garages were surveyed on a typical weekday where a total of approximately 3,479 parking spaces were counted with occupancy overall appearing to be below 50 percent. With significant occupancy during the daytime weekday peak, it is expected that even greater availability would be present during evenings and weekends. The project is bordered by E Middle Lane to the north, Maryland Avenue to the east and existing buildings to the west and south.

Note that the site has original Preliminary Development plan approval through PDP94-001, as amended, for a minimum of 117 dwelling units and 11,260 sf of retail on this parcel, and all transportation improvement requirements of the PDP for this site have been satisfied. The requested Parking Reduction is only for the individual calculation for the subject building. The remaining developed Blocks 1, 2, 3 and 5 of the PDP currently meet their parking requirements, as set by the Mayor & Council in prior approvals, and per the most recently approved amendment to the PDP, PJT2014-00013 for Block 2, the overall PDP area has a parking surplus during all, including peak, parking demand periods under Section 25.16.03.h.6.

The objective of this assessment is to identify whether the proposed development could operate efficiently and without detrimental impact to surrounding public facilities and justify the grant of the proposed full parking reduction under Section 25.16.03.h.3. The Project's proximity to transit, pedestrian friendly location and availability of ample public and privately rentable parking spaces nearby make it an excellent candidate for a no on-site parking condition, as is specifically recommended for the property in the adopted 2025 Rockville Town Center Master Plan update. Further, the proposed all-affordable residential building meets all criteria for flexible parking standards under City of Rockville Zoning Ordinance Sec. 25.16.03.h.

The subject site is perfectly situated within the Rockville Town Center area proximate to transit, bike and pedestrian facilities, served by car-sharing and car rental services, as well as walkable to goods and services, to support a community of residents not reliant on auto-ownership. The high Walk Score of the location of the proposed affordable housing development will allow a qualified household to have the choice to shed the financial burden of auto-ownership. Should a resident choose to live at the 41 Maryland Avenue development while owning a vehicle, there are numerous parking options in garages within a short walking distance of the site where monthly paid secure parking is available. Notably, there are over 3,400 public and privately owned publicly available parking spaces available for rent on both an hourly and monthly basis within three blocks, including in the adjacent Victoria Condominium parking garage as well as the City's Town Square parking garages across E Middle Lane and the BLVD 44 parking garage across Maryland Avenue. Moreover, a field verification on March 25, 2025 indicated that the parking

occupancy appeared to be less than 50% during normal business hours on a typical weekday. With additional capacity becoming available in the evening, it is expected that significant capacity will be available for evening and overnight parking in these garages, where hours of operations allow. Additional field observations were conducted over a weekend on Saturday, May 31 and Sunday, June 1, during a special event on Sunday, June 1 (Pride Day). The observations indicated that garage occupancy rates were below 50% during weekends. However, there was a slight increase in occupancy to approximately 60% when an event was taking place. The garages nearby would have ample parking spaces available even during weekends with special events.

For prospective tenants owning one or more vehicles where on-site parking is an imperative for their household, there are alternative affordable housing residential options available in the City and the County with on-site parking. Further, it is not likely that residents would attempt to park in the nearby West End neighborhood in lieu of renting an available garage space given the existing parking restrictions which require a City of Rockville issued permit to park in the majority of the West End neighborhood, which 41 Maryland Avenue residents would not be eligible for. Therefore, the proposed condition reducing required parking to zero would be supported by proposed and existing area infrastructure that would allow a resident to not be reliant on auto-ownership, or if they choose to own a vehicle, have convenient options to accommodate their vehicle.

This report reviews the baseline minimum parking rates, the project site's transit-oriented context and multimodal access to support the Project's parking waiver request. The conclusions of this assessment are as follows:

- The site's small footprint precludes the ability to construct on-site parking to serve the building.
- Per the City of Rockville Parking Requirements, 169 parking spaces are required on site prior to any potential reductions. It should be noted that these baseline ratios do not take into account proximity to transit.
- The Project is located within immediate vicinity of four (4) bus routes, 0.3 miles from the Rockville Metrorail Station and MARC station, existing bicycle lanes along E Middle Lane and N Washington Street and established walking paths for residents.
- In addition, there are in excess of 3,400 public/privately rentable parking spaces available in 10 parking facilities within 1,000 feet from the site building. These facilities include approximately 100 ADA spaces. Some of these garages also include monthly parking permit options with 24-hr access. Additionally, a total of at least five (5) publicly accessible curbside street parking ADA spaces are present within 1,000 sf of the site.
- The structured publicly available parking was field verified on March 25, 2025. It was a typical weekday with public schools and government in session, and observations included that parking was generally available in all garages, with the overall parking occupancy appearing to be less than 50%. Significant parking was available during the daytime during normal business hours. With additional capacity becoming available in the evening, it is expected that significant capacity will be available for evening and overnight parking in these garages, where hours of operations allow.
- The project is proposing three (3) pick-up/drop-off spaces to facilitate convenient rideshare loading and unloading as well as short term deliveries along the Maryland Avenue frontage.
- The Project's proposed zero required parking condition is consistent with the recently adopted Rockville Town Center Master Plan that recommends no on-site parking for this property specifically, and generally recommends residential uses within the plan area be exempt from minimum parking requirements.
- Moreover, the proposed development meets all of the criteria for flexible parking standards per City of Rockville Zoning Ordinance Sec. 25.16.03.h.
- The Project is expected to naturally have a lower reliance on single occupancy vehicle travel based on the building being an all-affordable community with convenient access to Metrorail, MARC, bus service and bike lanes.

Given that the development meets the criteria for a parking reduction under 25.16.03.h.3 together with the small footprint of the site that prevents development if parking is required, the availability of paid street and garage short-term parking to accommodate visitor demand, and free overnight street parking and nearby long-term monthly parking

options for residents who decide to move in owning a vehicle, the Project's parking demand is not expected to negatively impact the surrounding public infrastructure and the proposed parking reduction to zero is justified.

Parking Demand and Justification for Zero Required Parking Use Case

A review of data available in Public Use Microdata Areas (PUMAs) from the US Census for the area covering Rockville (Central Montgomery County), indicates the following:

- Total data set for renters living in apartment buildings with 50 or more units: 20,341
- Total respondents with access to zero owned vehicles: 2,866 (14.1%)
- For those in the workforce:
    - Ride in vehicle to work: 21%
    - Use public bus to work: 29%
    - Use subway or rail to work: 24%
    - Work from home: 26%

With the subject site located 1,500 feet from a WMATA Red Line Metrorail Station and 800 feet from the future Viers Mill and 355 BRT Stations, residents at this location will have the ability to rely on non-auto mode shares to travel to and from employment. With 14.1 percent of respondents in the overall area, which includes buildings much further from Metrorail, living without owning a vehicle, there is clear demand for units where parking on-site is not available.

Further, a study prepared by the District of Columbia Department of Transportation[1] investigating parking demand and the impacts of parking supply within an urban setting provided the following within its conclusions:

> *"The most significant neighborhood variable was a combination of walkability (measured by block size) and frequency of transit service within walking distance. As walkability and transit frequency increased, parking utilization decreased."*

The site's existing walk-score of 93 and future further improved frequency of transit service with the planned BRT stop and existing metro station nearby will naturally drive a lower parking demand for the site.

Walk and Bike Score

Walkscore.com is a website that provides scores and rankings for walking, biking, and transit conditions within neighborhoods of the County. Based on this website, the site is in the Central Rockville neighborhood in Rockville. Using the existing address (41 Maryland Avenue), the site has a walk score of 93 (or "Walker's Paradise"), a transit score of 73 (or "Excellent Transit"), and a bike score of 69 (or "Bikeable"). The following conclusions can be made based on the data obtained from Walkscore.com:

- The site is situated in an area with a "Walker's Paradise" walk score so most daily errands do not require a car;
- The site is situated in an area with a "Good Transit" transit score due to its proximity to Metrobus and RideOn routes, and the Rockville Metrostation. This score should further improve with the planned Viers Mill and 355 BRT lines that will have a station nearby at East Middle Lane and MD 355; and
- The site is situated in an area with a "Bikeable" bike score due to its proximity to a few bicycle facilities including separated bicycle lanes along the site frontage along E Middle Lane. Further, future bike lanes are planned along Monroe Street that will further improve bikeability in the area.

Overall, the site and surrounding neighborhood have adequate pedestrian, transit, and bicycle accessibility.

[1] https://cnt.org/sites/default/files/publications/DR1_TRB_DC%20Multifamily%20Parking%20Utilization.pdf

Carsharing

ZipCar is a private company that provide registered users access to a variety of automobiles. Zipcar operates a reserved-space model where customers are required to borrow from and return vehicles to the same reserved car sharing space. Currently, there is one (1) location within a quarter mile walk. The locations, number of available vehicles, and walking distances are listed in Table 1.

Table 1: Zipcar Locations

Zipcar Location	Number of Vehicles	Walking Distance
26 Maryland Avenue	1 vehicle	0.1 miles (3 minutes)

Car Rentals

In addition to ZipCar, there are other private companies that allow customers to temporarily borrow a car for a set period of time. There are multiple car sizes and models to pick from depending on the location and company. The location and walking distances to such car rental locations within a 15-minute radius are listed in Table 2.

Table 2: Car Rental Locations

Car Rental Company	Location	Walking Distance
Mobilis Car Rental	199 E Montgomery Avenue	0.1 miles (3 minutes)
Enterprise Rent-A-Car	702 Rockville Pike	0.6 miles (15 minutes)
Rent-A-Wreck	621 Hungerford Drive	0.6 miles (15 minutes)

Micromobility

As of February 2025, micromobility service in the County is provided by three (3) private dockless companies operating e-bikes and electric scooters (e-scooters). These include Lime, Spin and Bird. These dockless vehicles are provided by private companies that give registered users access to a variety of e-bike and e-scooter options. These devices are used through each company-specific mobile phone application. Many dockless vehicles do not have designated stations where pick-up/drop-off activities occur like with Capital Bikeshare. They are typically parked in public space, most commonly in the “furniture zone” or the portion of the sidewalk between where people walk and the curb, often where other street signs, street furniture, trees, and parking meters are found.

Capital Bikeshare

In addition to personal bicycles, the Capital Bikeshare program provides additional bicycle options for residents of the 41 Maryland Avenue development. The program has placed over 700 bikeshare stations across the Washington metropolitan area with over 7,000 bicycles in the fleet. Three (3) Capital Bikeshare stations are located within a half mile of the site:

- An existing 14-dock Capital Bikeshare station is available within 5-minute walk near the Monroe Street and Monroe Place intersection;
- An existing 18-dock Capital Bikeshare station is available within 10-minute walk near the Rockville Metro Station West; and,
- An existing 12-dock Capital Bikeshare station is available within 10-minute walk near the Rockville Metro Station East

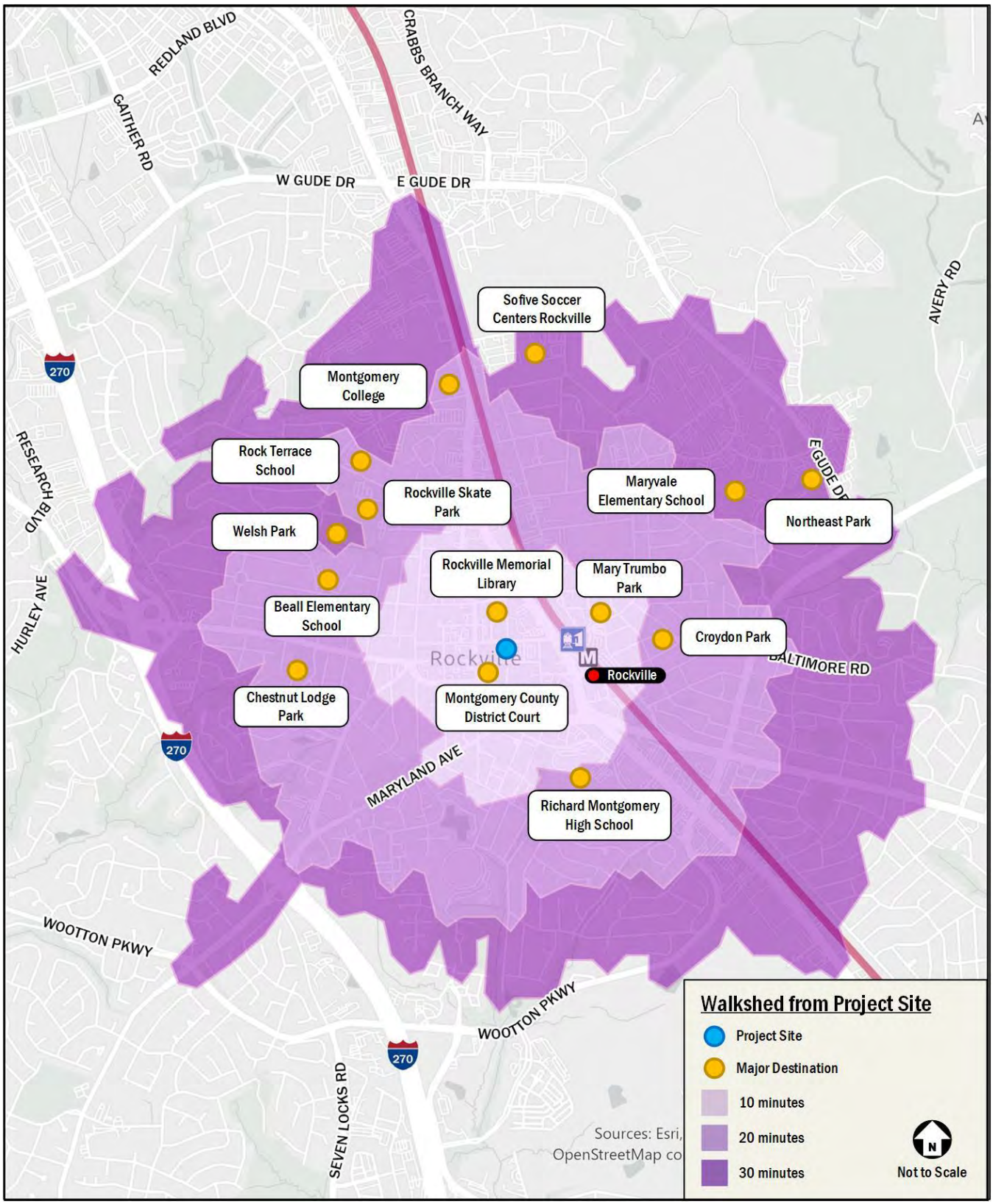


Figure 1: Walkshed from Project Site

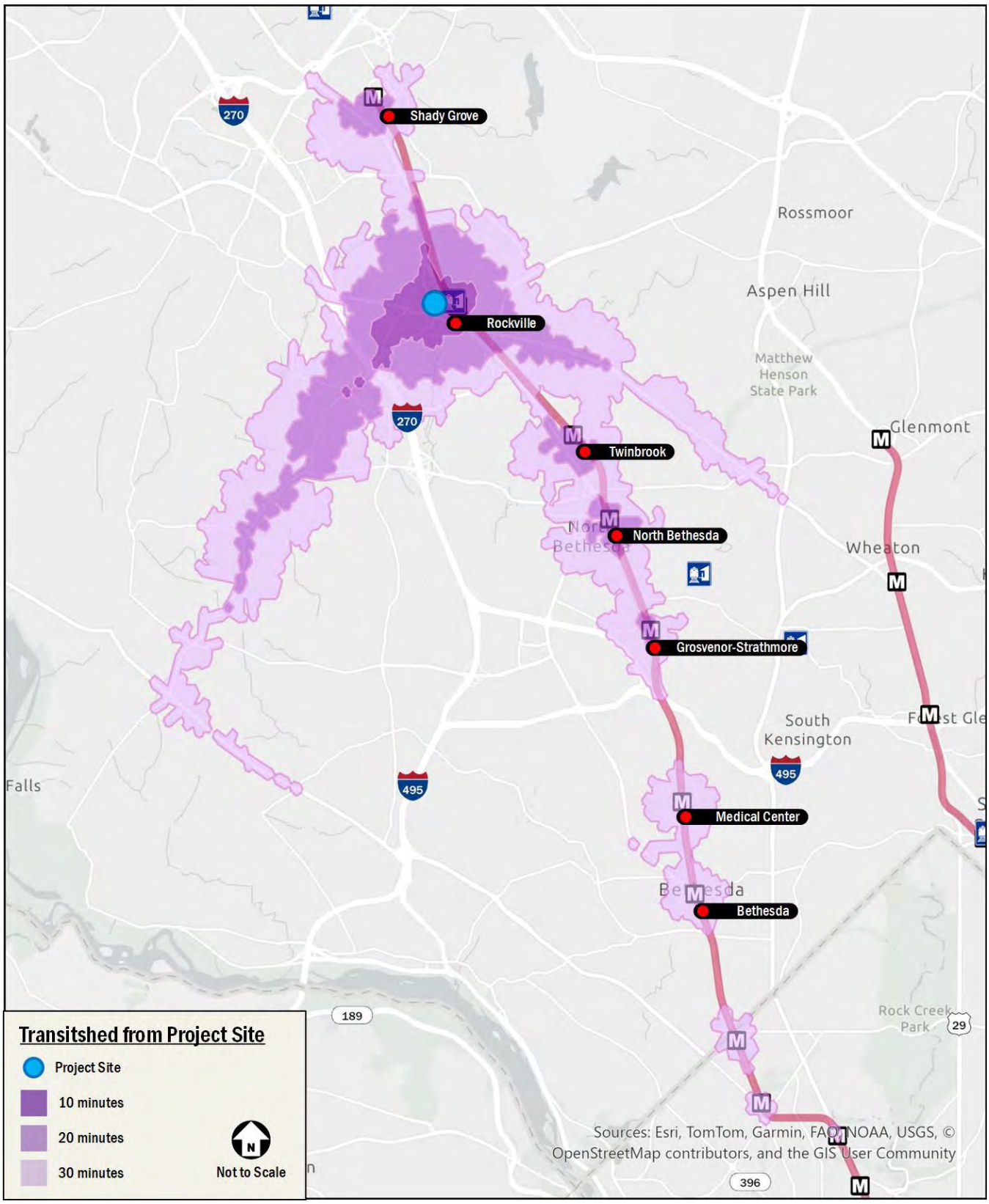


Figure 2: Transitshed from Project Site

City of Rockville Parking Design Standards and Lot Limitations

Under the City of Rockville Zoning Ordinance Sec. 25.16.06, drive aisles within a parking structure must be at least 20-feet wide, and parking spaces must be at least 18-feet deep for 90-degree parking. This results in a baseline clear width requirement of 56-feet to have parking on both sides of a drive aisle. With the building width limited to approximately 82 feet and the need to provide an internal loading bay, a building lobby and leasing space, elevators and stairs, utilities, and other infrastructure, very little space would remain to potentially place parking in the building, and utilization of this space for parking would require eliminating all ground floor amenities and units and substantially affecting building structural column spacing resulting in both inefficiency of upper level floor unit yields and additional building cost, to gain only approximately 21 parking spaces on the ground floor level. The cost to continue such inefficient parking layout either below grade or above grade would not be feasible with the addition of ramps, be prohibitively expensive, and an insurmountable obstacle to development for this all-affordable housing community.

Further, the addition of parking would necessitate a second curb cut, which would result in a driveway crossing the pedestrian space and elimination of curbside metered parking on Maryland Avenue.

As shown in the exhibit below, the parking would conflict with structural columns and render the majority of the ground floor unusable for residential amenities and critical building infrastructure.

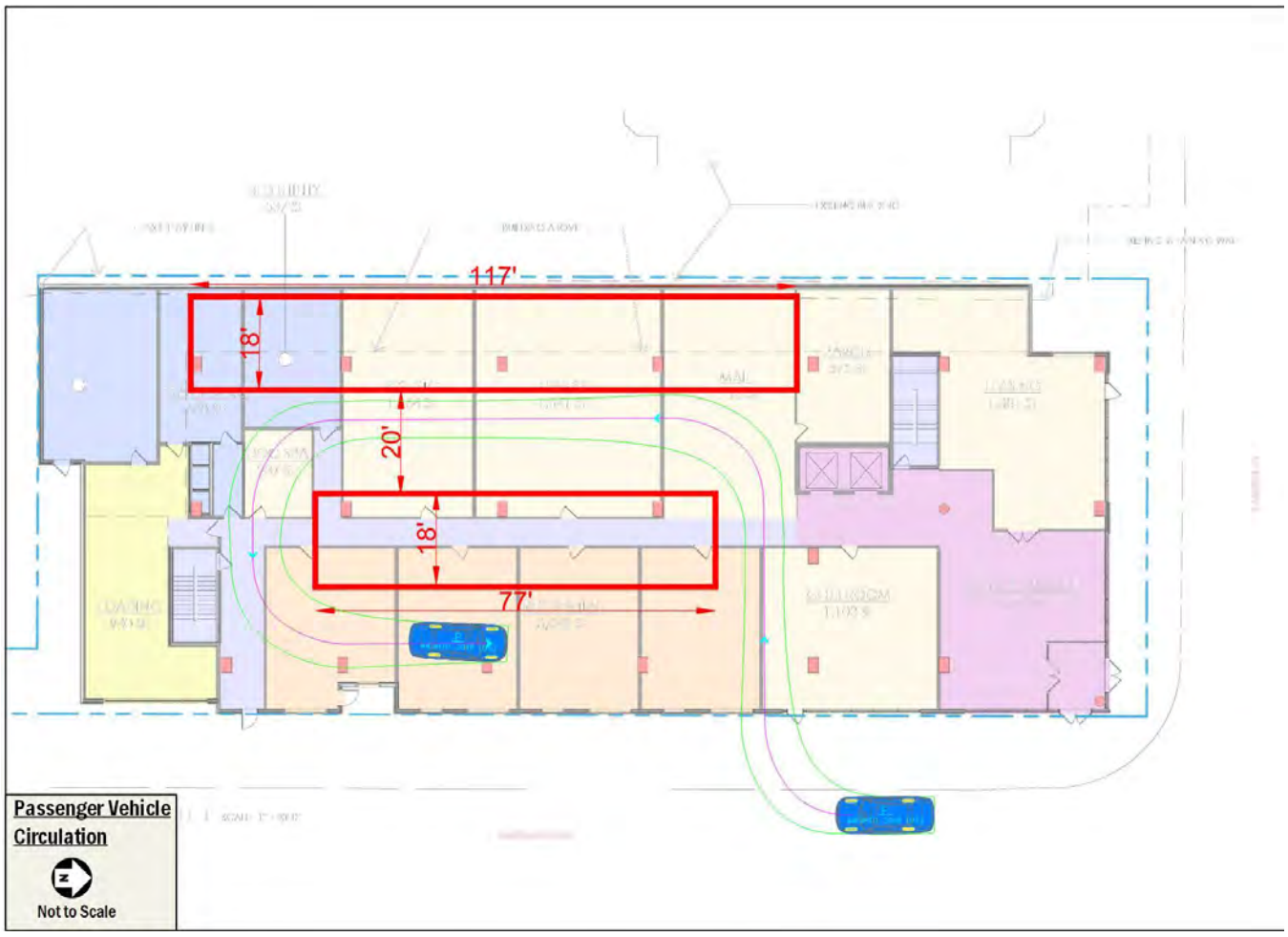


Figure 3: Passenger Vehicle Circulation Illustrative on-site structured parking

City of Rockville Parking Requirements

Under the City of Rockville Zoning Ordinance Sec. 25.16.03.d. the proposed residential land use is subject to the parking ratios presented in Table 3, dependent on the number of bedrooms of each size.

The baseline parking minimum ratios listed in Table 3 are applicable for all residential developments in all locations within the City of Rockville, regardless of the proximity of the building to existing transit, bike and pedestrian infrastructure. Additionally, no code adjustment is provided between market rate and affordable dwelling units. The baseline parking requirement for the Project, prior to any allowable reductions, is 169 parking spaces per the City Code, based on current Project concept unit mix.

Table 3: City of Rockville Base Parking Minimums for Residential Multi-Family Land Use

Land Use	Minimum Parking Requirement	Number of Units	Required Parking Spaces
Residential Dwelling, Multiple unit	1 space for 0 (zero) bedrooms	22	22
	1 space for 1 bedroom	81	81
	1.5 spaces for 2 or more bedrooms	44	66
Total		**147 units**	**169 spaces**

Flexible Parking Standards

The Project is subject to equivalent development standards of the PD Zone. Consistent with City of Rockville Zoning Ordinance Sec. 25.16.03.h., the project may request flexible parking standards and reductions from the parking rates established in Sec. 25.16.03.d. based on the following criteria:

> *"h. Flexible parking standards.* The Approving Authority may permit reductions in the number of parking spaces required, if certain standards and requirements are met as set forth below.
>
> 1. *Mayor and Council and Planning Commission reductions. The Mayor and Council, in the approval of a project plan, or the Planning Commission in the approval of a site plan within the MXTD, MXCD, MXE, MXNC and PD zones, have the authority to reduce the required number of parking spaces for uses in the building or buildings to be constructed provided that:*
>
> ◦ *A 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;*
>
> ◦ *There are three (3) or more bus routes in the immediate vicinity of the building or buildings; or*
>
> ◦ *There is a major public parking facility available to the public within one thousand (1,000) feet of a building entrance;*
>
> ◦ *Where the size of the lot is so small that meeting the parking requirement would prevent redevelopment;*
>
> ◦ *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; or*
>
> ◦ *For any other good cause shown."*

The subject Project exhibits numerous characteristics, making it a prime candidate for significant relief from parking requirements. As shown below, the Project meets all sets of criteria justifying the application of the Flexible Parking Standards:

- A major point of pedestrian access to the proposed building is approximately three-tenths of a mile (1,584 feet) from the Rockville Metrorail Station as shown in Figure 4. This is significantly closer than the maximum distance of 3,696 feet, and it should also be noted that a pedestrian bridge is located approximately 800 feet from the building which provides uninterrupted connectivity over Rockville Pike (MD 355) to the Rockville Metro Station and future northbound 355 BRT station.

- The Project is located in the immediate vicinity of one (1) Metrobus (Bus route T2) and three (3) Ride-On bus routes (301, 45, 55) as shown in Figure 4. In addition, the Rockville Metro and the Rockville MARC Station connects the site to the Greater Washington Metropolitan Area. The future Viers Mill and MD 355 Flash BRT services will upgrade the bus service along MD 355 with stations located proximate to the site at the East Middle Lane intersection. The site is well served by existing and prosed bus routes, Metro and MARC, all of which will support reduced auto ownership for residents living at the building.
- There are in excess of 3,400 public/privately rentable parking spaces available in Parking Facilities within 1,000 feet of the site as shown in Figure 5. The City-owned public garages in Town Square are proximate with one within 350 feet east of Maryland Avenue, and the largest garage 750 feet east of Maryland Avenue, with both hourly and monthly parking permits available. In addition, monthly and hourly spaces are available to rent in the confronting BLVD 44 building, with the garage entrance within 300 feet along existing sidewalks east of the site. The parking facilities and available spaces are listed in Table 4 below. As noted below, several of these garages offer monthly parking options, thus allowing residents of the 41 Maryland Avenue site to live in the building and reliably and legally park a vehicle off-site in a secure parking garage. Spaces are also available in the adjacent building for rent during the daytime on a monthly and hourly basis.
    - In addition, there are 2-hour on-street parking spaces along the block. 12 spaces are located along Maryland Avenue (8 southbound, 4 northbound spaces) and 18 spaces including one (1) space reserved for ADA along westbound Courthouse square. There are 55 on-street parking spaces within approximately 500 feet of the site entrance including three (3) spaces reserved for ADA as shown in Figure 6. Two (2) additional ADA spaces are available curbside at the Monroe Place intersection with Monroe Street. Thus providing a total of at least five (5) publicly accessible ADA spaces within 1,000 sf of the site.
    - It should be noted that the structured publicly available parking was field verified on March 25, 2025. It was a typical weekday with public schools and government in session, and observations included that parking was generally available in all garages, with the overall parking occupancy appearing to be less than 50%. Significant parking was available during the daytime during normal business hours. With additional capacity becoming available in the evening, it is expected that significant capacity will be available for evening and overnight parking in these garages, where hours of operations allow.
    - Additional field observations were conducted over the weekend on Saturday, May 31 and Sunday, June 1, during a special event on Sunday, June 1 (Pride Day). The observations indicated that garage occupancy rates were below 50% during weekends. However, there was a slight increase in occupancy to approximately 60% when an event was taking place. The garages nearby would have ample parking spaces available even during weekends with special events.
- The project is proposing three (3) pick-up/drop-off spaces to facilitate convenient rideshare loading and unloading as well as short term deliveries along the Maryland Avenue frontage.

Table 4: Parking Facilities near the Project

Location	Availability	Parking Spaces		Hours of Operation	Approximate Distance from Site Entrance	Monthly Parking Rates***
Park X BLVD 44 (44 Maryland Avenue)	Monthly and Hourly Parking	Standard	296	24/7	~300 feet	Daily Max: $12 Monthly: $110
		ADA	11			
		Total	307			
Colonial Rockville Town Square - Garage A	Monthly and Hourly Parking	Standard	610	24/7	~750 feet	Daily Max: $12
		ADA	18			
		Total	628			
Colonial Rockville Town Square - Garage B	Monthly and Hourly Parking	Standard	114	24/7	~300 feet	Daily Max: $12
		ADA	5			
		Total	119			
Colonial Rockville Town Square - Garage C	Monthly and Hourly Parking	Standard	129	24/7	~500 feet	Daily Max: $12
		ADA	6			
		Total	135			
Park X Ansel (33 Monroe Street)	Monthly and Hourly Parking	Standard	344	24/7	~550 feet	Daily Max: $12 Monthly: $110
		ADA	9			
		Total	353			
One Metro Square (51 Monroe Pl)	Monthly and Hourly Parking	Standard	349	24/7	~1000 feet	Daily Max: $12
		ADA	5			
		Total	354			
USP Victoria (24 Courthouse Square)	Monthly and Hourly Parking	Standard	65**	Mon-Friday 7AM-6PM	~250 feet	Daily Max: $10 Monthly: $85
		ADA	0			
		Total	65			
USP 11 North Washington Street	Monthly and Hourly Parking	Standard	262	Mon-Friday 7AM-6PM	~300 feet	Daily Max: $10 Monthly: $85 - $170
		ADA	8			
		Total	270			
Park X Rockville Metro Plaza I & II (111 Rockville Pike)	Monthly and Hourly Parking	Standard	785	Mon-Friday 6AM-7PM Saturday 8AM-2PM	~400 feet	Daily Max: $12 Monthly: $110
		ADA	24			
		Total	809			
Park X 255 Rockville Pike	Monthly and Hourly Parking	Standard	426	Mon-Fri 7am-11pm Sat-Sun 10am-11pm	~900 feet	Daily Max: $12 Monthly: $105
		ADA	13			
		Total	439			
		Total	**3479**			
		Total ADA	**99**			

* Field verified and excludes residential spaces within secluded areas of garages and spaces reserved for specific tenants
**Additional spaces are located within the area currently under construction, which could not be counted for this review.
*** Contact garage attendants for overnight parking permit

- The proposed building dimensions are approximately 205' by 82' and is located at the northwest corner of Maryland Avenue and E Middle Lane intersection. The limited size of the site and building would make it infeasible to provide parking within the building footprint, much less additional ramping to multiple parking levels. This site is specifically called out in the new Rockville Town Center Master Plan update as a candidate for no on-site parking requirement due to the limited lot size. Providing any parking within the building on the first floor would eliminate amenities, units, on-site loading and other critical ground-floor uses and prohibitively affect development of the site due to cost.
- Separated bike lanes exist along E Middle Lane along the site frontage and signed shared roadways exist along Maryland Avenue. These bike access points at the Site connect to a continuous system of City and County bike lanes, shared paths, and shared roadways with an extensive regional reach. The project will include a bike storage room for residents' use conveniently located on the first floor of the building.
- The Rockville Town Center Master Plan specifically focuses on the site area and encourages residential development of at least 100 units and recommends no on-site parking due to the site's size, prime Town Center location, nearby structured parking options, and easy access to transit.

With the Project meeting all criteria for application of the Flexible Parking Standards, the Applicant requests a full parking reduction under 25.16.03.h.3 that would allow for the site to be constructed without any required parking.

Regional Municipal Parking Comparison

For reference purposes, it is noted that Montgomery County has recently adopted, through ZTA 23-10, the elimination of parking requirements for residential developments located within a half-mile of a Metro or Purple Line Station and all residential developments within a quarter-mile of an existing or funded-for-construction BRT Station. The subject site would meet this criteria through proximity to the Rockville Metro Station. Further, once fully funded for construction, the site would also meet the BRT proximity criteria with the planned Viers Mill/355 BRT station at East Middle Lane, which is currently under design.

Further, the District of Columbia allows for developments within similar "Downtown" zones (D Zone) to be constructed without providing any on-site parking. Several buildings have been approved within the District with no on-site parking provided due to lot size constraints and the infeasibility of constructing parking within the building, as is the case with the subject site.

Figure 4: Site Location

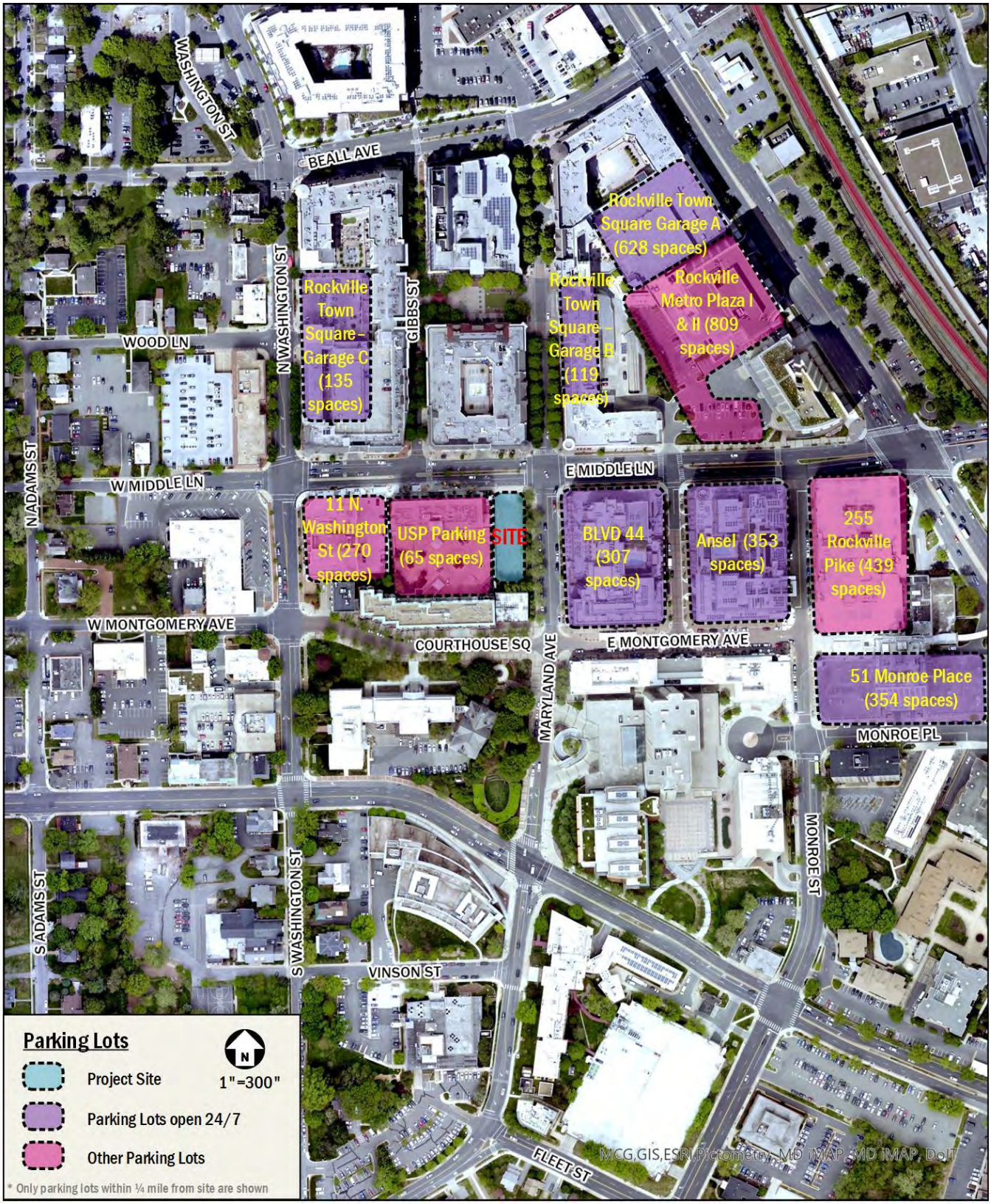


Figure 5: Parking Lots

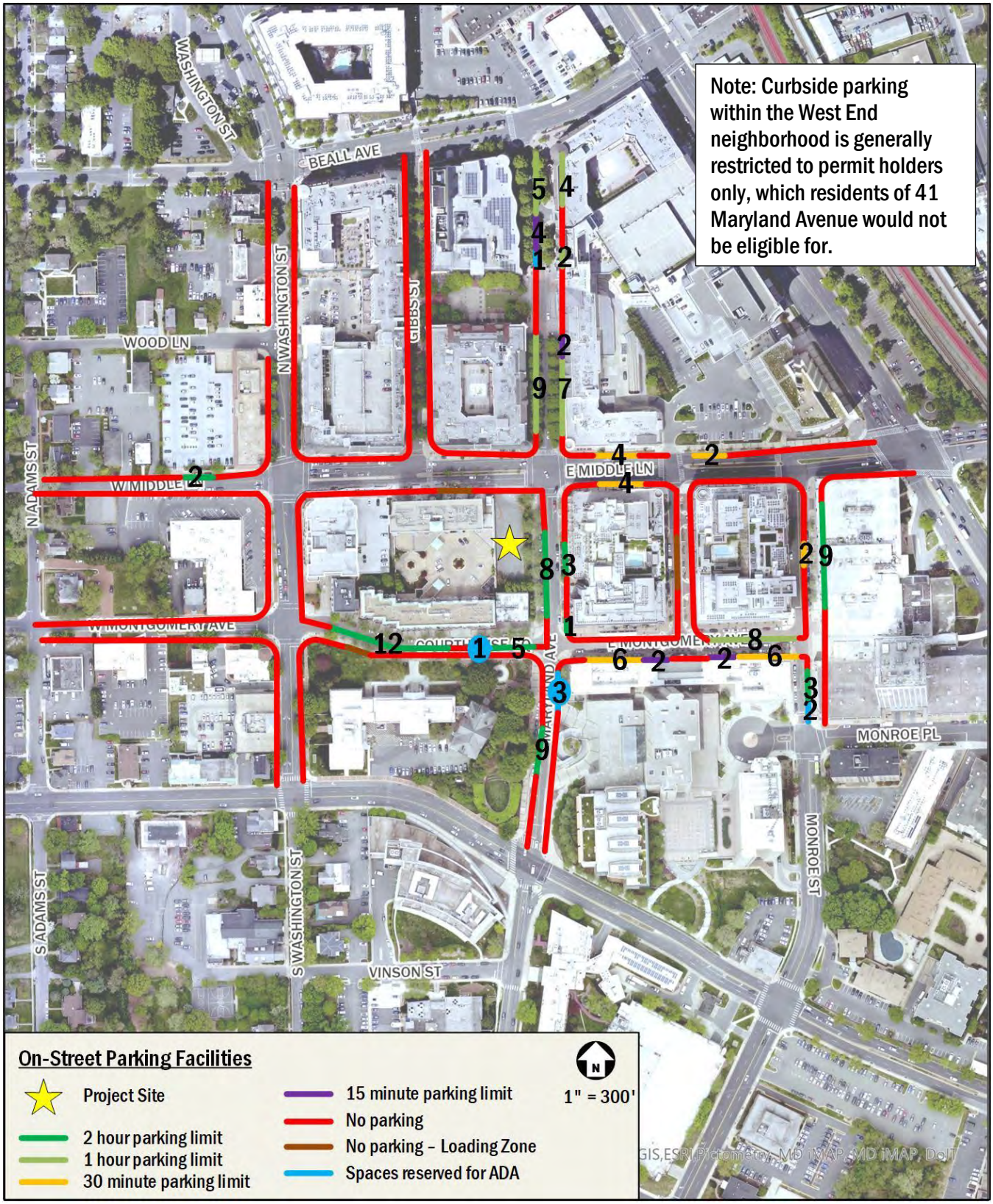


Figure 6: Nearby On-street Parking

From:	Amy Wanner
To:	cpds
Subject:	Opposition to Proposed Development at 41 Maryland Avenue (PAM2025-00156)
Date:	Wednesday, January 15, 2025 1:41:12 PM

WARNING - External email. Exercise caution.

Dear Development Review Committee of Rockville,

I am writing as a concerned resident of Victoria Condominiums regarding the proposed 12-story development at 41 Maryland Avenue (PAM2025-00156). This project's excessive height and proximity to our building will block sunlight, diminish views, and create a walled-in environment for residents. The lack of on-site parking will worsen traffic and parking congestion, while the removal of retail and green spaces reduces the neighborhood's vibrancy. Furthermore, the fire safety risks posed by dense construction so close to existing buildings are particularly alarming, especially given recent devastating urban fires in California. Such incidents highlight how closely spaced high-density structures can amplify fire spread and hinder emergency response. Combined with construction noise, debris, and pollution, will harm the health and safety of residents. Additionally, this project will reduce our property values and negatively affect the quality of life for residents. This proposal disregards community interests and prioritizes developer profits, undermining the character and appeal of Rockville Town Center. I strongly urge the City to reject or significantly revise this proposal to align with the community's needs and sustainability goals.

Sincerely,
Amy Wanner

Sent from Yahoo Mail for iPhone

From: Anna H
To: cpds
Subject: Great Concerns Regarding Proposed Development at 41 Maryland Avenue (PAM2025-00156) – 12 Story Building
Date: Saturday, January 11, 2025 1:50:41 AM

WARNING - External email. Exercise caution.

Dear Community Planning and Development Services,

I am writing as a resident of Victoria Condominiums to express my deep concern and strong opposition to the proposed housing development at 41 Maryland Avenue (PAM2025-00156).

I am aware that the project aims to expand affordable housing options (which I wholeheartedly support as a first time home owner myself), but surely it can be achieved without grossly compromising current residents' dwellings and structural integrity of the neighborhood.

The current plan has so many obvious drawbacks that I am baffled as to why it is even being considered. Below are some of my main concerns regarding the proposed project that I'd like to bring to your attention.

Loss of sunlight and privacy: The mass and height of this development will cast permanent shade on both buildings and courtyard of Victoria, replacing open space with a stark, imposing concrete structure. My unit specifically (along with other units in the same tier) will directly face the new building, boxing us behind a high rise building. The proposed building will block my windows and balcony, and I will also have to keep my curtains closed at all times for privacy because of the very close proximity of the new building. All of these will drastically alter quality of life for myself and fellow residents of Victoria and diminish the value of our properties.

Structural Integrity and Congestion: The area has changed significantly since 1994 (original approval of the project). Our neighborhood has high traffic of both pedestrians and vehicles and is already surrounded by numerous residential, commercial and other buildings. Building another high rise building on such a small surface raises many safety, drainage and structural issues. The proposed lack of on-site parking will also intensify already strained parking situation in the area. Keeping this small pocket of space open is vital and much needed for the vibrancy and livability of our neighborhood.

I look forward to the virtual pre-application meeting on Jan 21st and hope that these concerns will be addressed then.
Sincerely,
-Anna

From:	Barbara Hart
To:	cpds
Subject:	Pre-Application Area Meeting Notice PAM 2025-00156, Project Plan to Amend PDP94-001E 41 Maryland Avenue
Date:	Monday, January 13, 2025 1:31:21 PM

WARNING - External email. Exercise caution.

I have lived at the Victoria Condominium since 1991. Obviously there have been many changes to downtown Rockville since 1991. This email is the first time I have commented on a proposed project, which demonstrates how strongly I am opposed to this project as presented by the Applicant.

My comments, which I respectfully request be considered by the deciding body as part of the public hearing on this application, are as follows:

1. I oppose amending the original Planned Development approval for 117 units. The proposed increase is accomplished in large part by eliminating any on-site parking. I further STRONGLY oppose all of the proposed units being affordable. The project should be consistent with the 15% MPDU units in the proposal for 255 Rockville Pike.

I have worked on affordable housing since the late 1980's and support the City of Rockville having more affordable housing. However, the Town Center already has a couple of apartment buildings that are affordable. This is in addition to the MPDU's in existing buildings built or at various stages in the development process in Town Center. Residents in affordable housing usually care about bus routes, rather than the proximity to a Metro station. This fact was confirmed for me when the medical clinic recently relocated from Middle Lane.

Affordable housing can be built in the City along a bus routes, it doesn't need to be solely located in Town Center.

2. I STRONGLY oppose the elimination of on-site parking. I note that the Momentum at Shady Grove has on-site parking for cars and bicycles despite its proximity to the Shady Grove Metro Station and numerous bus routes.

The convenient access to multiple public parking garages and on-site parking referenced in the Application is for patrons using the library, going to the movies, restaurants and the soon to open Trader Joe's. These patrons generate tax dollars for the City, and sustain/provide jobs in Town Center. The City cannot afford to have Town Center be another dismal failure by not providing adequate parking for Town Center patrons.

I appreciate your consideration.

Respectfully submitted,

Barbara Wolf

Sent from the all new AOL app for iOS

From:	Carl Schreyer
To:	cpds
Subject:	re: 41 Maryland Ave, case # PAM 2025-00156
Date:	Friday, January 17, 2025 9:24:07 AM

WARNING - External email. Exercise caution.

Good morning,

I'm writing to express my concern about the size of the proposed Momentum apartment building at 41 Maryland Avenue. The proposed size and proximity will substantially impact the quality and character of the physical environment at the Victoria.

Also, I'm concerned about the impact tenant/visitor parking generated by a 147 unit apartment building (located at the intersection of Middle Lane and Maryland Avenue) will have on traffic flow around the Town Square. Whether the parking is off-site or on-site.

I strongly support a significant size reduction to the building proposal or denial of the proposal.

Thank you for your consideration.

Sincerely,
Carl Schreyer
Victoria resident renter

Sent from Yahoo Mail for iPhone

From:	Caitlin Pennington
To:	cpds
Subject:	Opposition to Proposed Development at 41 Maryland Avenue (PAM2025-00156)
Date:	Thursday, February 6, 2025 11:01:29 PM

WARNING - External email. Exercise caution.

Dear Development Review Committee of Rockville,

I am writing as a concerned resident of Victoria Condominiums regarding the proposed 12-story development at 41 Maryland Avenue (PAM2025-00156). This project's excessive height and proximity to our building will block sunlight, diminish views, and create a walled-in environment for residents. The lack of on-site parking will worsen traffic and parking congestion, while the removal of retail and green spaces reduces the neighborhood's vibrancy. Furthermore, the fire safety risks posed by dense construction so close to existing buildings are particularly alarming, especially given recent devastating urban fires in California. Such incidents highlight how closely spaced high-density structures can amplify fire spread and hinder emergency response. Combined with construction noise, debris, and pollution, will harm the health and safety of residents. Additionally, this project will reduce our property values and negatively affect the quality of life for residents. This proposal disregards community interests and prioritizes developer profits, undermining the character and appeal of Rockville Town Center. I strongly urge the City to reject or significantly revise this proposal to align with the community's needs and sustainability goals.

Sincerely,

Catie Pennington
Sent from my iPhone

From:	Cristina Di Poto
To:	cpds
Subject:	Opposition to Proposed Development at 41 Maryland Avenue (PAM2025-00156)
Date:	Monday, January 20, 2025 2:48:01 PM

WARNING - External email. Exercise caution.

Dear Development Review Committee of Rockville,

I am writing to you as a concerned resident of Victoria Condominiums regarding the proposed 12-story development at 41 Maryland Avenue (PAM2025-00156). This project's excessive height and proximity to our building will block sunlight, diminish views, and create a walled-in environment for residents. The lack of on-site parking will worsen traffic and parking congestion while removing retail and green spaces reduces the neighborhood's vibrancy. Furthermore, the fire safety risks posed by dense construction so close to existing buildings are particularly alarming, especially given California's recent devastating urban fires. Such incidents highlight how closely spaced high-density structures can amplify fire spread and hinder emergency response. Combined with construction noise, debris, and pollution, will harm the health and safety of residents. Additionally, this project will reduce our property values and negatively affect the quality of life for residents. This proposal disregards community interests and prioritizes developer profits, undermining the character and appeal of Rockville Town Center. I strongly urge the City to reject or significantly revise this proposal to align with the community's needs and sustainability goals.

Sincerely,
Cristina Di Poto

From:	David Brett
To:	cpds
Subject:	Proposed new building at 41 Maryland Avenue
Date:	Wednesday, January 15, 2025 3:18:04 PM

WARNING - External email. Exercise caution.

We live in an apartment in 22 Courthouse Square facing onto the inner plaza of the Victoria Apartments. We are concerned about plans for a 12 floor apartment building on the vacant lot immediately to the East of the Victoria.

We completely accept that the vacant lot is suitable for development and welcome new low cost housing withing walking distance of the Rockville Metro Station.

We also understand that planning permission for a development was originally granted in 1994.

But we are concerned at the height of the proposed building. Although there are some structures of this height nearby, most of central Rockville is 6 floors or less. A building of, say, 6 floors, given the relatively small size of the lot, would be more appropriate in terms of ensuring light and relative privacy for neighboring bulidings.

We are also concerned about the noise and general inconvience for near neighbors during construction. If building on this site does proceed, will there be a provision for temporary abatement of property taxes for those living nearby during construction?

thank you

David and Carol Brett
22 Courthouse Square, Apt 415

15 January 2025

From:	Devan Stuart
To:	cpds
Subject:	Project at 41 Maryland Ave
Date:	Thursday, January 16, 2025 10:26:25 AM

WARNING - External email. Exercise caution.

Hello, As a local citizen I have two questions related to the proposed multi-family housing project at 41 Maryland Avenue.

Noise:
What noise management actions will be taken? Will there be any monitoring or enforcement of these actions (if any)?
This is a particularly noisy neighborhood already, and we will have another large project within 2 blocks at roughly the same time.

Air quality:
Will there be any effort to reduce impact on air quality in the Rockville Town Square area? As it is, too many times large diesel engines are left idling in the area. I can myself say I have chosen on occasion not to patronize restaurants such as El Mercat due to this issue, for example. But also, air quality in our neighborhood is already an issue due in part to proximity to Rockville Pike. When I open my windows, air quality in my apartment already plummets.

Thank you for your consideration of these matters. I will try to attend the meeting onthe 21st.

Devan S.
Maryland Ave

From:	D H
To:	nregelin@shulmanrogers.com; cpds
Subject:	Concerned Neighbor in Rockville Town Square - Project Plan Amendment for 41 Maryland Ave, Rockville, MD
Date:	Monday, January 20, 2025 12:58:28 PM

WARNING - External email. Exercise caution.

Greetings,

I'm a resident at 38 Maryland Ave, which is a building with a similar amount of units to the proposed project. I am writing to let you know about my concern about the amendments to the project plan for 41 Maryland Ave, specifically, the waiver to eliminate parking.

Since I have lived here, guest parking in and around Rockville Town Square has been a challenge. Now with the road diet, we have even less lanes for traffic to pass through our already congested neighborhood. Parking on the street is very hard to find, and the parking garages are pretty full. The parking garages are only free for 2 hours, and then you pay hourly so I don't see how this is a solution. Maryland Ave gets backed up frequently with double-parked cars blocking Maryland Ave in the Town Square, and I typically see little to no parking enforcement. Weekends and evenings are the worst.

How are residents of 41 Maryland Ave supposed to find parking without backing up the roads in and around our building and neighborhoods? My building has 152 units, and we have a full private parking garage with well over 150 parking spaces and even an overflow lot. Residents of the newly proposed building could add an extra 100+ cars to the community with no place to park.

Regardless of how close people are to the metro, people in this community own cars. What evidence do you have to show that prospective renters of this type of building won't have vehicles?

Please reconsider your waiver to not provide parking for this building.

Sincerely,

Don Hatch
38 Maryland Ave, #603
Rockville, MD 20850

From:	DORIE NEWMAN
To:	cpds
Subject:	Opposition to Proposed Development at 41 Maryland Avenue (PAM2025-00156)
Date:	Thursday, January 16, 2025 8:09:15 AM

WARNING - External email. Exercise caution.

Dear Development Review Committee of Rockville,

I am writing as a concerned resident of Victoria Condominiums regarding the proposed 12-story development at 41 Maryland Avenue (PAM2025-00156). This project's excessive height and proximity to our building will block sunlight, diminish views, and create a walled-in environment for residents. The lack of on-site parking will worsen traffic and parking congestion, while the removal of retail and green spaces reduces the neighborhood's vibrancy. Furthermore, the fire safety risks posed by dense construction so close to existing buildings are particularly alarming, especially given recent devastating urban fires in California. Such incidents highlight how closely spaced high-density structures can amplify fire spread and hinder emergency response. Combined with construction noise, debris, and pollution, will harm the health and safety of residents. Additionally, this project will reduce our property values and negatively affect the quality of life for residents. This proposal disregards community interests and prioritizes developer profits, undermining the character and appeal of Rockville Town Center. I strongly urge the City to reject or significantly revise this proposal to align with the community's needs and sustainability goals.

Sincerely,
Dorie Newman

From:	Dorie Newman
To:	Christopher Davis
Subject:	Re: Opposition to Proposed Development at 41 Maryland Avenue (PAM2025-00156)
Date:	Thursday, February 20, 2025 6:19:17 AM
Attachments:	image001.png

WARNING - External email. Exercise caution.

Good morning Chris
I was the person at the Victoria meeting last week who asked about SCG coming up with a plan to prevent Momentum tenants/guests from parking in our courtyard. It's my understanding that Rockville is subject to Montgomery County towing laws, which make it virtually impossible to have a car towed. Tenants who qualify for affordable housing may not have the resources to pay for monthly parking. Our courtyard provides an attractive alternative. Unauthorized parking has been a perpetual problem here for years. Not only does it deprive authorized drivers of parking spaces, it accelerates the need for maintenance and repairs, for which the Victoria owners must pay. The onus shouldn't be on us to keep their residents from parking here. That's the reason I asked SCG to come up with a plan. I asked that the City get involved because I doubted that SCG would do it on their own, which they confirmed by refusing to even consider it. I don't remember the name of the person who led the meeting. He repeatedly claimed that they wanted to work with us and be good neighbors, but he denied most of our requests. He justified his position by claiming that they would do whatever they were allowed by law, rather than approaching our issues with a spirit of cooperation . Other times, he was noncommittal. The only time he showed any interest in being a"good neighbor" was when he was asking for copies of our blueprints.

At what point in the process are federal funds awarded? Given the mindset of the current federal administration, can funds be approved and later withdrawn? If this happens once construction begins, what happens with the project?

Thanks very much,
Dorie

On Thu, Jan 16, 2025 at 10:10 PM Christopher Davis <cdavis@rockvillemd.gov> wrote:

> Hello Dorie,
>
> Thank you for your feedback on this project. Your response and concerns are much appreciated and will be considered in review of the project.
>
> To stay updated on the project, please visit the project webpage here: https://www.rockvillemd.gov/2560/41-44-Maryland-Avenue-Momentum-at-Rockvi
>
> The Pre-Application Area Meeting is the preliminary application for the project. There will be subsequent development applications that will be required before any such project can move forward and will include public meetings where you can continue to provide feedback. As such meetings are scheduled, please feel free to refer to the project webpage as they will be posted

there as well.

Thank you,

Chris

www.rockvillemd.gov

Christopher Davis

SENIOR PLANNER

Community Planning and Development Services

111 Maryland Avenue

Rockville, MD 20850

DIRECT EXTENSION: 240.314.8201

OFFICE MAIN LINE: 240.314.8200

How was your experience with us? Take a quick survey and let us know - https://www.surveymonkey.com/r/JD9CWXC

From: DORIE NEWMAN <drnew@comcast.net>
Sent: Thursday, January 16, 2025 8:09 AM
To: cpds <CPDS@rockvillemd.gov>
Subject: Opposition to Proposed Development at 41 Maryland Avenue (PAM2025-00156)

WARNING - External email. Exercise caution.

Dear Development Review Committee of Rockville,

I am writing as a concerned resident of Victoria Condominiums regarding the proposed 12-story development at 41 Maryland Avenue (PAM2025-00156). This project's excessive height and proximity to our building will block sunlight, diminish views, and

create a walled-in environment for residents. The lack of on-site parking will worsen traffic and parking congestion, while the removal of retail and green spaces reduces the neighborhood's vibrancy. Furthermore, the fire safety risks posed by dense construction so close to existing buildings are particularly alarming, especially given recent devastating urban fires in California. Such incidents highlight how closely spaced high-density structures can amplify fire spread and hinder emergency response. Combined with construction noise, debris, and pollution, will harm the health and safety of residents. Additionally, this project will reduce our property values and negatively affect the quality of life for residents. This proposal disregards community interests and prioritizes developer profits, undermining the character and appeal of Rockville Town Center. I strongly urge the City to reject or significantly revise this proposal to align with the community's needs and sustainability goals.

Sincerely,
Dorie Newman

From: ESchwimmer@aol.com
To: cpds
Subject: Concerns about Development of 41 Maryland Ave (PAM2025-00156)
Date: Sunday, January 19, 2025 12:57:18 PM

WARNING - External email. Exercise caution.

To: Development Review Committee of Rockville, MD 1-14-2025

Re. 41 Maryland Avenue (PAM2025-00156) Project

As residents of the Victoria Condominium, we are directing ourselves to you to express our concern regarding this construction project as it currently stands.

Our concerns are as follows:

1. The construction for this project is of excessive height. Due to the height and proximity to our building planned in the current design, it would cause reduction of daylight, a reduction of views, create a walled-in environment for all the residents on that façade of the building and it would diminish the quality of life of our residents.

2. The building is being designed with no parking for their residents, which will cause an unusual burden for the occupants of the building and create parking congestion in the neighborhood.

3. The proximity of the building to the Victoria pauses an alarming fire risk to both the structures.

4. Furthermore, the presence of this building so close to the Victoria will reduce the property values of our current residences.

It is our belief that the current proposal disregards the community interest of Rockville if the project is allowed to proceed as is. We urge the City of Rockville to reject the proposal as is currently and work to revise the proposed project to reflect community interests of Rockville.

Thank your consideration,

Elaine & Enrico Schwimmer
24 Courthouse Square
Apt. 705
Rockville, MD 20850

From:	Ellen Palma
To:	cpds
Subject:	Opposition to Proposed Development at 41 Maryland Avenue (PAM2025-00156)
Date:	Wednesday, January 15, 2025 5:18:45 PM

WARNING - External email. Exercise caution.

Dear Development Review Committee of Rockville,

I am writing as a concerned resident of Victoria Condominiums regarding the proposed 12-story development at 41 Maryland Avenue (PAM2025-00156). This project's excessive height and proximity to our building will block sunlight, diminish views, and create a walled-in environment for residents. The lack of on-site parking will worsen traffic and parking congestion, while the removal of retail and green spaces reduces the neighborhood's vibrancy. Furthermore, the fire safety risks posed by dense construction so close to existing buildings are particularly alarming, especially given recent devastating urban fires in California. Such incidents highlight how closely spaced high-density structures can amplify fire spread and hinder emergency response. Combined with construction noise, debris, and pollution, will harm the health and safety of residents. Additionally, this project will reduce our property values and negatively affect the quality of life for residents. This proposal disregards community interests and prioritizes developer profits, undermining the character and appeal of Rockville Town Center. I strongly urge the City to reject or significantly revise this proposal to align with the community's needs and sustainability goals.

Sincerely,
Ellen Palma

From:	JC
To:	cpds
Subject:	Opposition to Proposed Development at 41 Maryland Avenue (PAM2025-00156)
Date:	Tuesday, January 14, 2025 11:58:30 AM

WARNING - External email. Exercise caution.

Dear Development Review Committee of Rockville,

I've been living at 24 Courthouse Sq, unit 809, Rockville, MD of the Victoria Condominium since 1992. I am writing as a concerned resident of Victoria Condominiums regarding the proposed 12-story development at 41 Maryland Avenue (PAM2025-00156).

This project's excessive height and proximity to our building will block sunlight, diminish views, and create a walled-in environment for residents. The lack of on-site parking will worsen traffic and parking congestion, while the removal of retail and green spaces reduces the neighborhood's vibrancy.

Furthermore, the fire safety and construction risks posed by dense construction so close to existing buildings are particularly alarming, especially given recent devastating urban fires in California. Such incidents highlight how closely spaced high-density structures can amplify fire spread and hinder emergency response. Combined with construction noise, debris, and pollution, will harm the health and safety of residents.

Additionally, this project will reduce our property values and negatively affect the quality of life for residents. This proposal disregards community interests and prioritizes developer profits, undermining the character and appeal of Rockville Town Center. I strongly urge the City to reject or significantly revise this proposal to align with the community's needs and sustainability goals.

Sincerely,

Jesse Chou

From: Ekaterina Bondarenko
To: cpds
Subject: Opposition to Proposed Development at 41 E. Maryland Avenue (PAM2025-00156)
Date: Friday, January 10, 2025 6:44:21 PM

WARNING - External email. Exercise caution.

Dear Members of the Rockville Community Planning Team,

As a resident of Victoria Condominiums, I am writing to share my deep concerns about the proposed 12-story development at 41 E. Maryland Avenue (PAM2025-00156). I understand the importance of development for a growing community, but this project, as proposed, poses numerous challenges that I believe have not been adequately considered.

This proposal to construct a 12 story building in such a small space, directly adjacent to our building, raises significant concerns that would not only disrupt the quality of life for nearby residents but also negatively impact the broader Rockville Town Center Community such as:

1. **Unreasonable Height and Scale**
    - The height of the proposed 12-story structure is excessive for the limited space available. Positioned so close to our condominium, this building would essentially wall in our property, cutting off sunlight and creating a feeling of confinement.
2. **Fire and Safety Concerns**
    - Fires in high-density urban areas are becoming increasingly common, as seen with recent events in California. A building of this size, with minimal spacing from existing structures, heightens the risk of fires spreading quickly. Additionally, the lack of on-site parking raises concerns about emergency response access.
3. **Traffic and Parking Challenges**
    - The elimination of parking spaces in the proposal ignores the already strained parking situation in the area. Increased traffic congestion in small streets near the town center will worsen daily commutes and impact visitors.
4. **Health Risks During Construction**

- Construction of such a large building in close proximity to residential units will bring dust, debris, and air pollution, potentially affecting the health of residents, especially those with respiratory issues.

5. **Lack of Transparency in Community Engagement**

    - It is concerning that some residents I've spoken to were unaware of this project. Clearer communication and broader community engagement are necessary for a project of this magnitude.

Beyond these specific issues, this development seems misaligned with the vision of Rockville Town Center as a vibrant, open, and welcoming space. Adding yet another large apartment building without retail or community-friendly amenities, contributes to a sense of overdevelopment and diminishes the appeal of our town center.

There are better ways to use this space to benefit the community, such as a small 1 story commercial building, a daycare facility, or even a public recreational area. These options may not maximize developer profits, but they would enhance the livability and sustainability of the neighborhood.

I urge the Community Planning Department to carefully reevaluate this proposal, considering its long-term impact on residents and the overall character of Rockville.

Thank you for taking the time to review my concerns.

Sincerely,
Katerina Bondarenko

From:	Lisa Luchsinger
To:	PDS
Subject:	Opposition to Proposed Development at 41 Maryland Avenue (PAM2025-00156)
Date:	Tuesday, January 21, 2025 11:35:29 AM

WARNING - External email. Exercise caution.

Dear Development Review Committee of Rockville, Maryland:

I am writing as a concerned resident of The Victoria Condominiums (24 Courthouse Square, Rockville) regarding the proposed 12-story development at 41 Maryland Avenue (PAM2025-00156).

This project's proposed excessive height and proximity to our residential and commercial buildings will create numerous and significant issues, including:

1. The Victoria Condominiums were built on top of a previous structure/garage in the early 1990s. This situation created a variety of structural and foundational issues for these buildings, resulting in the unit owners, such as myself, having to pay for a multi-million dollar reconstruction of the garage and other building areas. There are significant concerns that constructing a new building directly adjacent to and using the same overall land/infrastructure will further jeopardize the structural integrity of the Victoria Condominium property.
2. We have yet to see any public impact studies, such as for the environment, water/sewer/electric, traffic, how it will affect nearby structures, etc. What studies have been conducted and when will they be shared with the public?
3. There is an existing Rockville Town Center Master Plan in development; it would be extremely premature to move forward with a new, extensive construction plan before this Town Center Master Plan has been developed/approved for implementation.
4. The existing PAM2025-00156 plan does not include on-site parking which will increase traffic, parking congestion, and affect the safety of pedestrians in the Town Center. As Rockville and Montgomery County have both stated that pedestrian safety is a top priority, this proposed building would go against the priority of keeping Rockville's citizens and visitors safe.
5. There is also concern re: the potential fire safety risks posed by this proposed dense construction so close to existing buildings, as the recent California fires have demonstrated. Such incidents highlight how closely spaced high-density structures can amplify fire spread and hinder emergency responses.
6. The proposal will also create multi-year construction noise, debris, and pollution in extremely close physical proximity to existing residential buildings which will cause significant health and safety risks to the owners/residents of the Victoria Condominiums and other nearby residential properties/residents.

In sum, this proposal disregards the health, safety, and community interests of the Rockville

Town Center residents and visitors and instead, it prioritizes the developers' profits at the extreme detriment of Rockville's citizens.

I strongly urge the committee to reject this proposal and prioritize the health, safety and sustainability goals of Rockville's citizens.

Sincerely,
Lisa Luchsinger

From: M FAN
To: cpds
Subject: Opposition to Proposed Development at 41 Maryland Avenue (PAM2025-00156)
Date: Tuesday, January 14, 2025 12:13:59 PM

WARNING - External email. Exercise caution.

Dear Development Review Committee of Rockville,

I've been living at 24 Courthouse Sq, unit 809, Rockville, MD of the Victoria Condominium since 1992. I am writing as a concerned resident of Victoria Condominiums regarding the proposed 12-story development at 41 Maryland Avenue (PAM2025-00156).

This project's excessive height and proximity to our building will block sunlight, diminish views, and create a walled-in environment for residents. The lack of on-site parking will worsen traffic and parking congestion, while the removal of retail and green spaces reduces the neighborhood's vibrancy.

Furthermore, the fire safety and construction risks posed by dense construction so close to existing buildings are particularly alarming, especially given recent devastating urban fires in California. Such incidents highlight how closely spaced high-density structures can amplify fire spread and hinder emergency response. Combined with construction noise, debris, and pollution, will harm the health and safety of residents.

Additionally, this project will reduce our property values and negatively affect the quality of life for residents. This proposal disregards community interests and prioritizes developer profits, undermining the character and appeal of Rockville Town Center. I strongly urge the City to reject or significantly revise this proposal to align with the community's needs and sustainability goals.

Sincerely,

Mei Chi Fan

From:	Melanie Schwartz
To:	cpds
Subject:	Opposition to Proposed Development at 41 Maryland Avenue (PAM2025-00156)
Date:	Monday, January 27, 2025 6:42:44 AM

WARNING - External email. Exercise caution.

Dear Development Review Committee of Rockville,

I am writing as a concerned resident of Victoria Condominiums regarding the proposed 12-story development at 41 Maryland Avenue (PAM2025-00156). This project's excessive height and proximity to our building will block sunlight, diminish views, and create a walled-in environment for residents. The lack of on-site parking will worsen traffic and parking congestion, while the removal of retail and green spaces reduces the neighborhood's vibrancy. Furthermore, the fire safety risks posed by dense construction so close to existing buildings are particularly alarming, especially given recent devastating urban fires in California. Such incidents highlight how closely spaced high-density structures can amplify fire spread and hinder emergency response. Combined with construction noise, debris, and pollution, will harm the health and safety of residents. Additionally, this project will reduce our property values and negatively affect the quality of life for residents. This proposal disregards community interests and prioritizes developer profits, undermining the character and appeal of Rockville Town Center. I strongly urge the City to reject or significantly revise this proposal to align with the community's needs and sustainability goals.

To be clear, I am against building this new building.

Sincerely,
Melanie Schwartz

--
Melanie M. Schwartz
- - - -
Spelman College | Class of 2017
B.A. International Studies
Phone: 407.403.3376 | Email: melaniemcschwartz@gmail.com

From:	n g
To:	cpds
Subject:	Opposition to Proposed Development at 41 Maryland Avenue (PAM2025-00156)
Date:	Thursday, January 16, 2025 7:05:04 AM

WARNING - External email. Exercise caution.

Development Review Committee of Rockville,

I am writing as a concerned resident of Victoria Condominiums regarding the proposed 12-story development at 41 Maryland Avenue (PAM2025-00156). This project's excessive height and proximity to our building will block sunlight, diminish views, and create a walled-in environment for residents. The lack of on-site parking will worsen traffic and parking congestion, while the removal of retail and green spaces reduces the neighborhood's vibrancy. Furthermore, the fire safety risks posed by dense construction so close to existing buildings are particularly alarming, especially given recent devastating urban fires in California. Such incidents highlight how closely spaced high-density structures can amplify fire spread and hinder emergency response. Combined with construction noise, debris, and pollution, will harm the health and safety of residents. Additionally, this project will reduce our property values and negatively affect the quality of life for residents. This proposal disregards community interests and prioritizes developer profits, undermining the character and appeal of Rockville Town Center. I strongly urge the City to reject or significantly revise this proposal to align with the community's needs and sustainability goals.

Sincerely,
Nanci Gottlieb
Victoria Resident

From:	Nicholas Psaltakis
To:	cpds
Cc:	mayorcouncil
Subject:	Concern about PAM 2025-00156
Date:	Monday, January 13, 2025 8:44:01 PM

WARNING - External email. Exercise caution.

REFERENCE: Pre-Application Area Meeting Notice PAM 2025-00156: *"Project Plan to Amend PDP94-001E 41 Maryland Avenue and Project Plan Amendment to PJT2014-0003 44 Maryland Avenue,"* dated January 3, 2025

Dear Sir or Madam,

I am writing to express my concern over what I read in referenced document.

Specifically, my concern is over the last sentence in the second paragraph of the project description where it states, *"...No on-site parking is proposed and a parking waiver will be sought."* I would appreciate an explanation and clarity on this issue.

Does this mean the proposed 12-story apartment building [with up to 147 dwelling units] will have no parking garage of its own for the residents?

I raised this question because the second paragraph of the project description mentions the *"...direct walking access*" to the Rockville Metro Redline Station and *"...convenient access to multiple public parking garages and on-street parking.*" However, there is no mention of parking for the residents of the 12-story apartment building.

I am in favor of affordable housing. I am also in favor of maintaining safe streets and avoiding on-street congestion. If this new apartment building has no parking garage or on-site parking for the residents, then I am strongly opposed to referenced document.

Sincerely,

Nicholas Psaltakis
20 Maryland Avenue
Rockville, MD, 20850

From:	Singh Padam
To:	Shaun Ryan
Cc:	Paula Hubble; cpds
Subject:	Fw: Petition: Proposed Development at 41 Maryland Avenue (PAM2025-00156)
Date:	Tuesday, January 21, 2025 8:22:05 PM
Attachments:	FINAL-Petition 41 Maryland Ave with Signatures.pdf

WARNING - External email. Exercise caution.

Dear Mr. Ryan,

We previously submitted the attached petition, along with the signatures of many Victoria Condominium residents, to CPDS prior to this meeting. I am forwarding the email below for your reference.

While we appreciate that the comments were noted during the meeting, many of the concerns raised by Victoria residents were not adequately addressed. We hope these issues will be carefully considered moving forward or that the proposal will be revised. As it stands, the current proposal feels unfair and one-sided.

We look forward to working with the City and the Developer on the next steps to find a solution that better aligns with the needs of our community.

Thank you for your attention to this matter.

Best regards,
Padam Singh

----- Forwarded Message -----
From: Singh Padam <padam23@yahoo.com>
To: cpds@rockvillemd.gov <cpds@rockvillemd.gov>; mayorcouncil@rockvillemd.gov <mayorcouncil@rockvillemd.gov>
Cc: Paula Hubble <paulahubble@gmail.com>
Sent: Tuesday, January 21, 2025 at 05:22:38 PM EST
Subject: Petition: Proposed Development at 41 Maryland Avenue (PAM2025-00156)

Dear Planning Services, Mayor, and City of Rockville Council,

I am a resident of the Victoria Condominiums, and on behalf of my fellow residents, I am writing to share our collective concerns regarding the proposed development at 41 Maryland Avenue (PAM2025-00156).

Victoria Condominium residents have important questions and concerns about the potential impact this project may have on our community. Attached to this email, please find our petition with resident signatures, which includes a detailed list of the concerns shared by our residents. We respectfully request that this petition be

entered into the official records.

In addition, I have also attached a picture I took today morning to illustrate a key issue: our morning sunlight will be blocked during the winter, casting a full morning shadow. In the summer, I noticed that the Sun’s angle is different, which means we’ll experience both morning and early afternoon shadow during those months.

We value the opportunity to work collaboratively with the Mayor, Council, City of Rockville, and the Developer to address these concerns and explore changes that will better align with the needs and character of our neighborhood.

Thank you for your attention to this matter, and we look forward to your response.

Sincerely,

Padam Singh
Resident, Victoria Condominiums

Pe.. on Against Proposed Development at 41 Maryland Avenue (PAM2025-00156)

To: cpds@rockvillemd.gov | 240-314-8200
Subject: Petition: Opposition to Proposed Development at 41 Maryland Avenue (PAM2025-00156)

The City of Rockville Community Planning and Development Services,

We, the undersigned residents of the Victoria Condominiums, strongly oppose the proposed 12-story development at 41 Maryland Avenue (PAM2025-00156).

While we recognize the importance of affordable housing, this proposal introduces significant drawbacks that would adversely impact our community.

Key Concerns:

1. **Unreasonable Height:** The proposed 12-story height is excessive and disproporı onate to the surrounding buildings, resulı ng in a structure that feels out of scale and visually dominant. It will fundamentally alter the character of our neighborhood and make the area feel congested and claustrophobic.
2. **Loss of Sunlight and Views:** The towering height of the proposed building would block natural sunlight and significantly reduce the scenic views that are essenı al to our quality of life.
3. **Parking and Traffic Issues:** No on-site parking would exacerbate the already strained parking situaı on and worsen traffic congesı on on nearby roads, causing daily inconvenience to residents and visitors.
4. **Fire Safety Risks:** With the proposed structure built so close to exisı ng buildings and no on-site parking, emergency access for fire response would be compromised. The lack of adequate spacing and infrastructure poses a serious risk to residents' safety.
5. **Impact on Neighborhood Character:** The mass and height of this structure would dominate the area, creaı ng a less inviı ng and more congested environment, reducing the charm of Rockville Town Center. This openness would be replaced by a large concrete structure, diminishing property values and reducing community appeal.
6. **Noise and Pollution During Construction:** Construcı on ac. vities will create excessive noise, air pollution, and debris, significantly affecting residents' health and daily lives, with potential long-term consequences.
7. **Elimination of Green and Retail Spaces:** The removal of retail and green spaces would reduce the vibrancy and usability of our neighborhood, making it less appealing and functional for residents and visitors.
8. **Privacy Concerns:** The proximity and height of the proposed building would significantly infringe on residents' privacy, with windows and balconies overlooking our homes and shared spaces. This intrusion would diminish the sense of security and comfort within our community.

We urge the City of Rockville to prioritize the well-being of current residents and reject the current proposal in favor of a development that aligns with the needs and character of our neighborhood. Together, let us preserve the livability and vibrancy of Rockville Town Center.

We respectfully ask the city to carefully consider the long-term impacts of this development and to prioritize decisions that protect our community's safety, quality of life, and neighborhood character. Your support in rejecting or revising this proposal is crucial to ensuring Rockville remains a desirable and sustainable place to live. We welcome the opportunity to collaborate with the City on alternative proposals that better align with our community's needs and character.

Please find attached the signatures of Victoria Condominium residents who support this petition.

<Resident Signatures Attachments>

Petition

Resident Signatures:

NAME	UNIT NUMBER	SIGNATURE
JESSE CHOY	809	
MEI C FAN	809	
Satvik Mishra	208	
Wanda Caporaletti	811	
Natalia Vrotnikova	402 - 22	
Elliott Prose	402 - 22	
DONALD GOLD	607	
MAGDA ABDEL SAYED	606	
DAVID BRETT	415 - 22	
ANTONY S. HEATHCOCK	710	
Neil Robb	908	
Lee Maust	401 - 22	
James J Demma	22 - 405	
Josh Brown	103	
Viorel Poplacean	1008 - 24	
MATT THOMAS	601	
LEAH THOMAS	601	
Tien Chen	910	
Cindy Chen	910	
Amy Wanner	611	
	1002	
Winnie Kason	911	
Charles Kluepfel	412 - 24	
JANICE CRUZ	911	
DORIE NEWMAN	1010	

Resident Signatures:

NAME	UNIT NUMBER	SIGNATURE
Sheila Golabi	604	
Anna Haikun	610	
Alvaro Villatoro	#707	
Liezel Ohmer	701	
Ronnie L Smith	802	
Mari Thomas	801	
LEAH THOMAS	801	
Robert Kinchin	808	
TC Chen	910	
Cindy Chen	910	
Andy Liu	906	
Krishnamurthy Govindaraj	1001	
	1012	
Sean Lindeman	1011	
Rose-Marie R Harper	22-403	
Alan Harper	22-403	
Marianne Reiff	22/406	
Jonathan Rosenberg	22/417	
Michael E Ward	22-502	

Resident Signatures:

NAME	UNIT NUMBER	SIGNATURE
Padam Singh	110	
Katrina Singl	110	
Tanay Hardiker	305	
NATALIA FEMINYHK	310	
Eurwen Chang	203	Eurwen Chang
Vedat Olgac	205	
Aysen olgac	205	
Cal Schreyer	211	
Josh Brown	103	
Shannon Hurley	106	
[illegible]	108	
MARY NATHAN	105	
[illegible]	202	
Athena Fearnley	201	
Jeffrey Soja	210	
[illegible]	303	
Caitlin Pennington	112	
Yizen Shang	502	
[illegible]	503	
Ned & Maria Hoang	505	
xu ya fan	403	
Lisa Luchsinger	404	
Cristina DiPato	212	

Resident Signatures:

NAME	UNIT NUMBER	SIGNATURE
Pamela Sara Head	506	
Ellen Palma	803	
Adi Butler	209	
Gail Butterworth	1005	
Sarah H	22-508	
Haydee Gonzalez	24-806	
Inga Vitols	1006	
Sandrine EGUE	501-24	

Resident Signatures:

NAME	UNIT NUMBER	SIGNATURE
Paula Hubble	309	
Cadence Maricante	302	
Lorraine Caramico	305	
Wenrui Lin	301	
Kevin Craig	312	
Timothy Bell	311	

From:	Singh Padam
To:	cpds; Shaun Ryan; Mary Grace Sabol
Subject:	Patio and Terrace Block Proposed Development at 41 Maryland Avenue (PAM2025-00156) – 12 Story Building
Date:	Monday, February 3, 2025 12:11:04 PM

WARNING - External email. Exercise caution.

The City of Rockville Community Planning and Development Services,

I am writing as a resident of Victoria Condominiums to express the significant and direct impacts of the proposed affordable housing development at 41 Maryland Avenue (PAM2025-00156) facing directly to my patio unit. Without meaningful revisions, this project will negatively affect Victoria Condominium residents, particularly those whose units directly face the proposed building.

Attached are photos from my patio/terrace to illustrate the scale of this impact:

- **Pic 1 – My Patio.jpg**
- **Pic 2 – Building Against My Patio.jpg**
- **Pic 3 – Proposed Building Against Patio.jpg**
- **Pic 4 – Proposed Building 2.jpg**

As shown in the attachments, my patio will face a 12-story wall of windows positioned extremely close, with almost no space in between. This will eliminate privacy, block sunlight, and obstruct views, leaving my outdoor space and patio in permanent shade. The structure will overwhelm my unit, effectively boxing me in behind a towering wall and significantly reducing my property value. Every unit above me facing this proposed building will be directly affected in the same way.

While I support the need for affordable housing, this project appears to benefit only future residents—who have yet to move in—while disregarding the needs of current residents who have established their homes and families here. The well-being of Victoria Condominium residents is being overlooked in favor of developer profits and future tenants, with little regard for the daily lives of those families who will be directly impacted by this 12-story structure.

Furthermore, Rockville Town Center (RTC) already has numerous apartment buildings, many of which currently have vacant units, as shown on platforms like Zillow. This raises an important question: why is there a pressing need for yet another large, 12-story, 147-unit apartment complex that removes valuable open space and contributes to overbuilding with massive concrete structures?

To illustrate, I've attached photos of current rental and housing vacancies in RTC as of Feb 3, 2025:

- **Pic 5 – Zillow Rental Vacancies.jpg** - Approximately 76 rental units are vacant within RTC, with an additional 22 units available at the border of RTC, totaling 98 rental vacancies in the surrounding area.
- **Pic 6 – Zillow Sale Housing Vacancies.jpg** - Approximately 7 housing units are for sale within RTC, with an additional 8 units available at the border of RTC, totaling 15 housing vacancies in the surrounding area.

Many Victoria Condominium residents have signed a petition expressing these concerns, which was previously submitted. We respectfully ask that our voices not be ignored. We strongly urge the City to prioritize the well-being of current residents over the interests of developers. This proposal must be reevaluated with careful consideration of its long-term impact on the surrounding community.

I kindly request that this email, along with the attached pictures, be documented with confirmation and taken into consideration as part of your decision-making process.

I look forward to your thoughtful consideration of this issue.

Sincerely,

Padam Singh
Resident, Victoria Condominiums
padam23@yahoo.com

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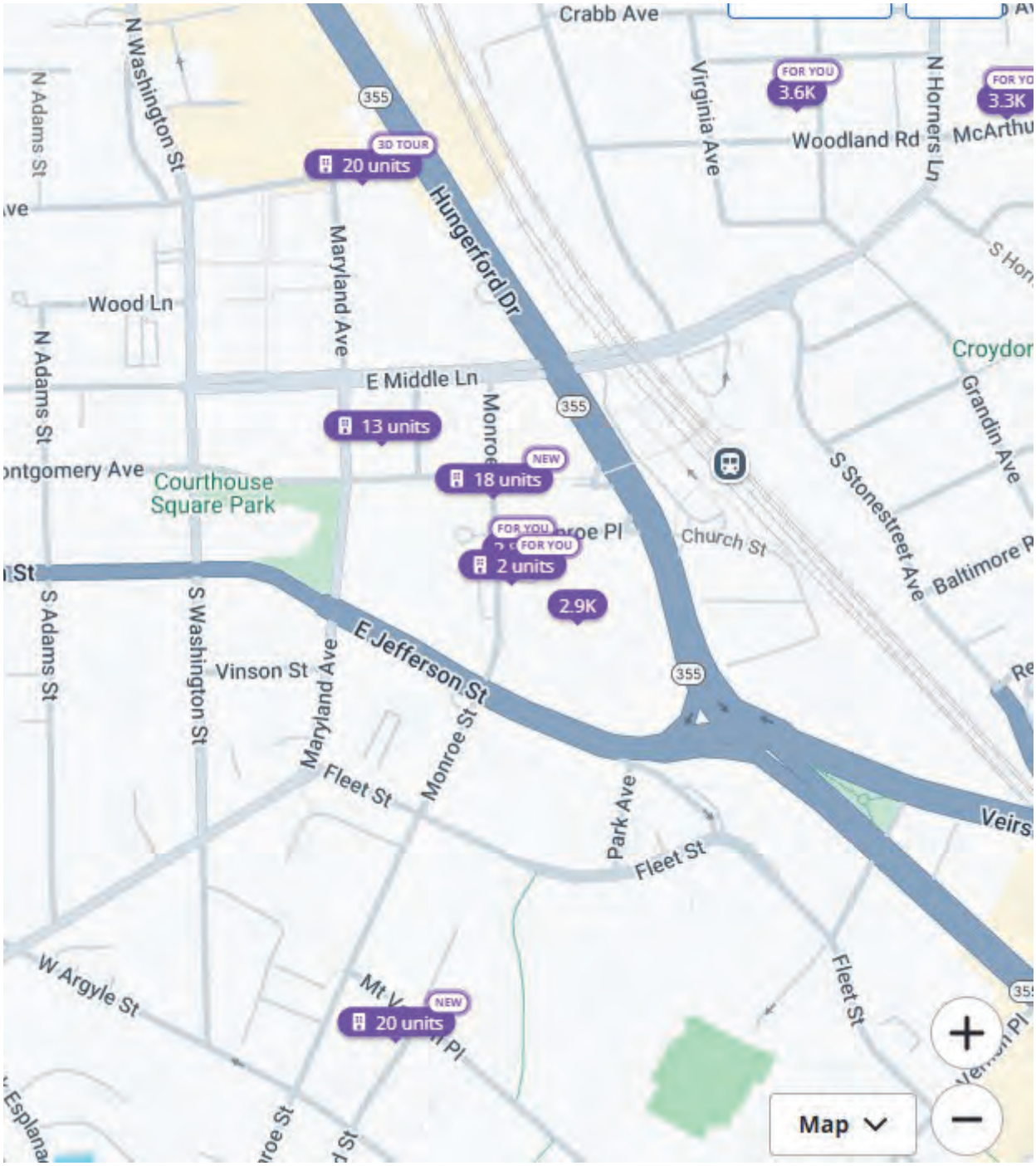
MARYLAND AVE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Croydor
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Monroe
NEW
18 units
Grandin Ave
S Stonestreet Ave
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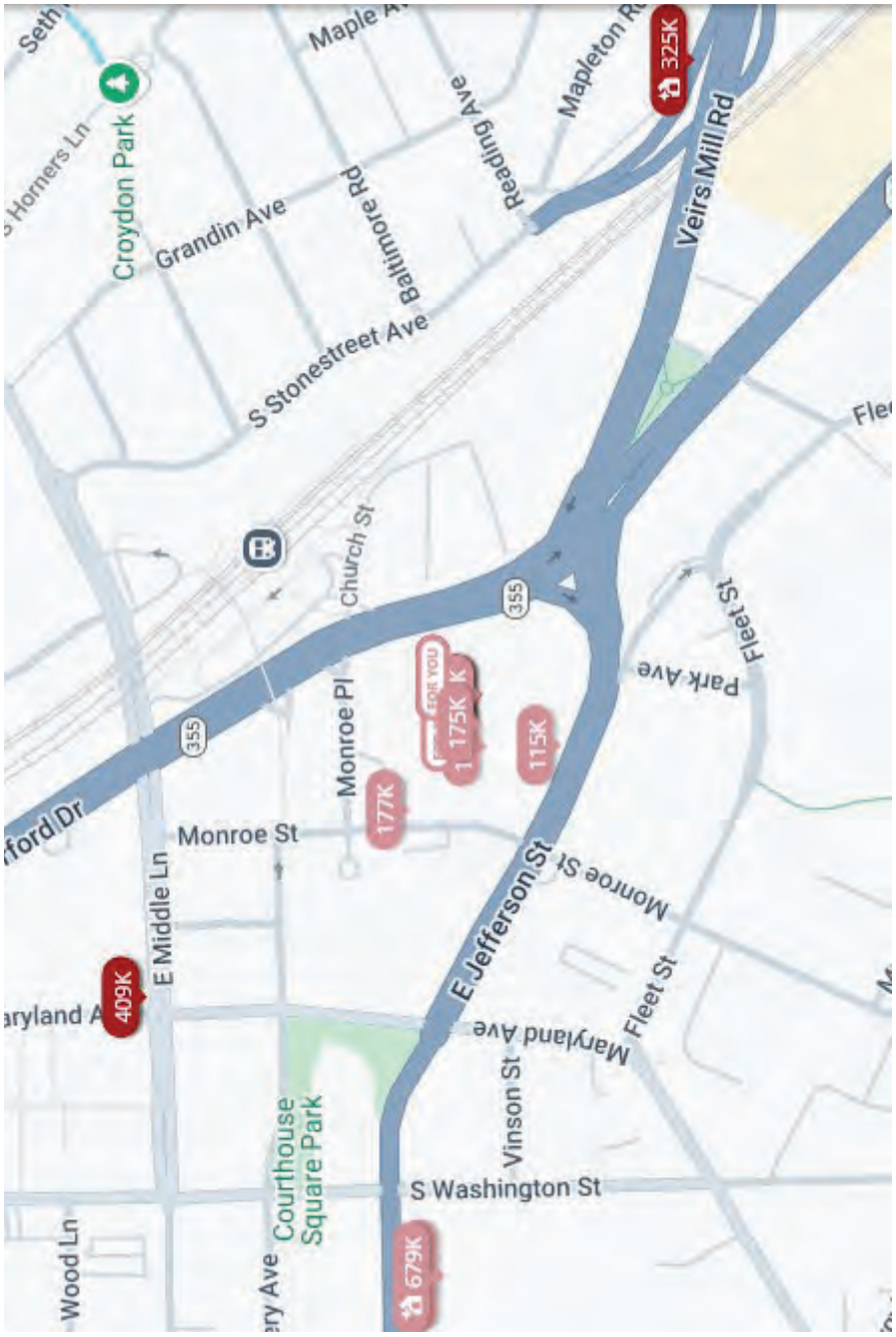
Map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Park Ave
Fleet St
E Jefferson St
Monroe St
Maryland Ave
Fleet St
Vinson St
E Middle Ln
409K
Courthouse Square Park
S Washington St
679K
Wood Ln
115K
177K

From:	Singh Padam
To:	cpds
Subject:	Strong Concerns Regarding Proposed Development at 41 Maryland Avenue (PAM2025-00156) - 12 Story Building
Date:	Thursday, January 9, 2025 11:25:30 AM

WARNING - External email. Exercise caution.

Re: City of Rockville's Community Planning and Development Services at cpds@rockvillemd.gov or 240-314-8200

Dear Community Planning and Development Services,

I am writing as a resident of Victoria Condominiums to express my strong opposition to the proposed affordable housing development at 41 Maryland Avenue (PAM2025-00156). While I support the goal of providing affordable housing, this particular proposal is deeply flawed and raises critical issues that will severely and negatively impact the neighboring community, especially our building.

Attached is a photo of our patio, which illustrates how this proposed 12-story structure would completely overwhelm our property. As you can see, there is already a large building close in front of us; this new building would create yet another wall in between. This project would box us in behind a massive wall, blocking sunlight and views, and casting our building in permanent shadow. We at Victoria Condominiums are shocked and dismayed that such a proposal is even being considered without apparent regard for the significant harm it will cause to nearby residents. By forgoing parking and retail, the developer prioritizes profit over community well-being, proposing to increase units from 117 to 147 and raising the height to 12 stories.

Key concerns include:

1. Loss of Sunlight and Views
   The proposed 12-story building will overshadow our building, cutting off sunlight and views that are vital to the quality of life for Victoria residents.
2. Parking and Traffic Congestion
   The complete lack of on-site parking in the proposal is unacceptable and will intensify the already strained parking situation in the area. It will lead to increased congestion, inconvenience for residents and visitors, and worsen traffic on small, already busy streets.
3. Elimination of Retail and Green Space
   The removal of first-floor retail and green spaces detracts from the vibrancy and livability of our neighborhood. These features were part of the original approved plan and should not be disregarded for the sake of additional units.
4. Impact on Neighborhood Character
   The mass and height of this development would fundamentally alter the character of our neighborhood, replacing open space with a stark, imposing concrete structure that diminishes property values and the sense of community.
5. Noise and Pollution During and After Construction
   The construction of this project would result in significant noise and pollution, with debris potentially falling onto our properties. This would directly and negatively impact the health and daily lives of residents.

6. Increased Fire Risk
   Recent catastrophic wildfires in urban areas across the U.S., including California, have highlighted the dangers posed by high-density construction in tight spaces. The proposed proximity of this massive structure to our building could create significant fire safety risks. If a fire were to occur in either building, the close distance and lack of adequate spacing could hinder emergency response, evacuation efforts, and firefighting access, putting lives and property at risk. This risk is magnified by the lack of on-site parking, which would further complicate emergency vehicle access.

Many Victoria Condominium residents share these concerns, and we strongly urge the City to prioritize the well-being of current residents over the interests of developers. This proposal must be reevaluated with careful consideration of its long-term impact on the surrounding community.

I will attend the virtual pre-application meeting on January 21, 2025, and I look forward to seeing these concerns addressed during the discussion.

Thank you for your attention to this critical matter.

Sincerely,
Padam Singh
Resident, Victoria Condominiums
padam23@yahoo.com

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Sincerely

Paula Hubble

24 Courthouse Square, #309

Rockville, MD

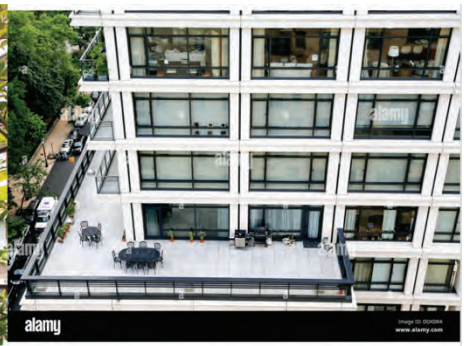
20850

240-447-3883

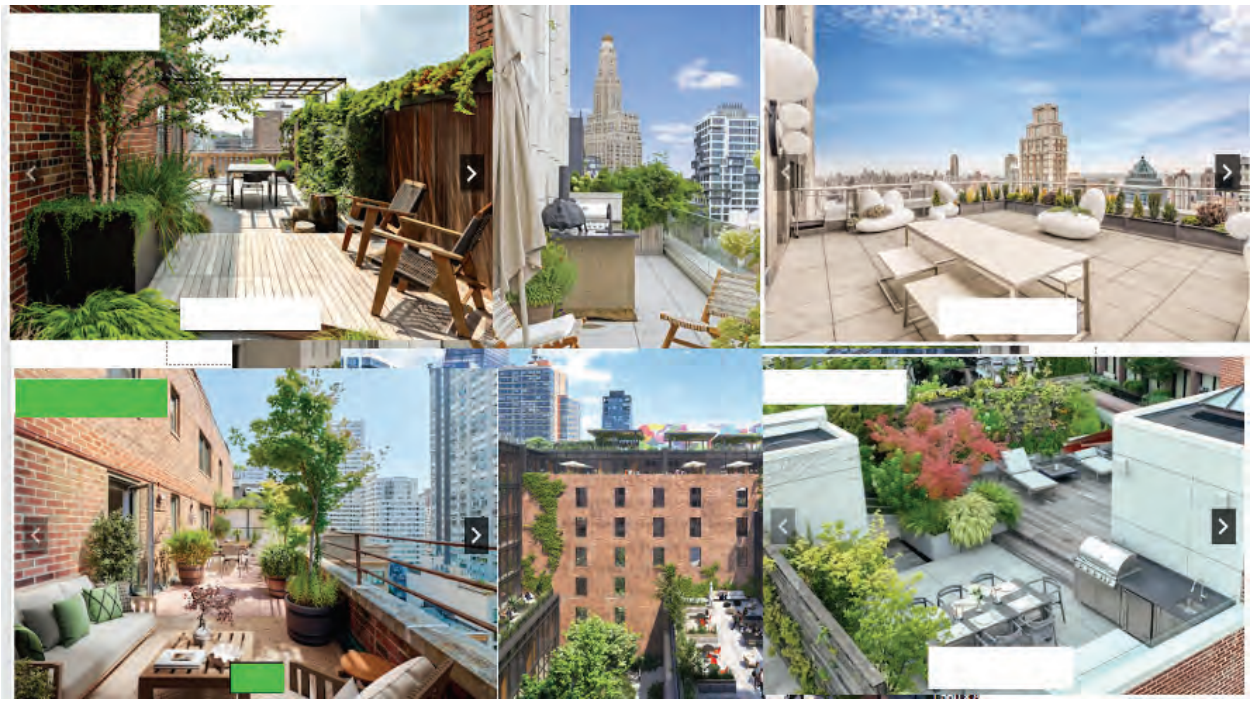
paulahubble@gmail.com

Attachment

Creative Ways to make the proposed apartments visually more appealing, to the Victoria Condo Residents



Urban Recessed Terrace Concepts



Commission a Mural

A Plant wall

Or other creative wall ideas

Outdoor-Rooftop Terrace

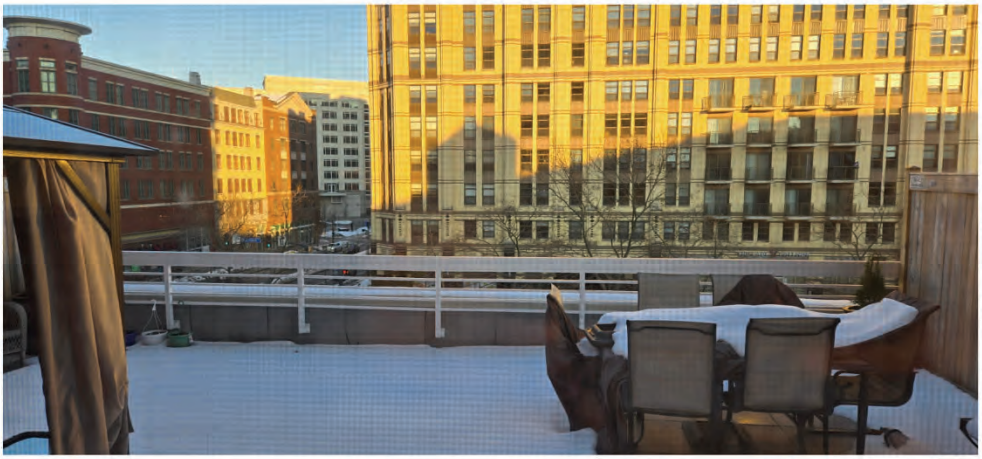
Victoria Condo Concerns

The yellow outline is where The Victoria condo is.

We need to see an accurate depiction of how far the proposed property is to the Victoria.

Will tenants from the proposed apartments, look directly in our window

View from outdoor terrace



the white fence is how far from the proposed property?

Will tenants from the proposed property be able to jump from their apartments onto this terrace?

Will the residents of this terrace look at a brick wall?

View from my window to outdoor terrace below. You can see the terrace goes all the way to where the white fence is.

From: Rahima
To: cpds
Subject: Strong Concerns Regarding Proposed Development at 41 Maryland Avenue (PAM2025-00156) – 12 Story Building
Date: Wednesday, January 15, 2025 4:43:18 PM

WARNING - External email. Exercise caution.

Dear Members of the Rockville Community Planning Team,

I am writing as an owner of a unit in Victoria Condominiums in which my aging mother resides, to express my strong opposition to the proposed affordable housing development at 41 Maryland Avenue (PAM2025-00156). I highly support the goal of providing affordable housing, however this specific proposal is missing aspects critical for the success of affordable housing goals and raises key concerns that will negatively impact not only the Victoria Condominiums, but the community as a whole. I kindly ask that these concerns below be adequately considered.

1. **Social Inequities Due To Lack of Parking In The Proposal**
    - Affordable housing should be promoting economic mobility, supporting workforce housing, and advancing equity and inclusion. Creating 147 unit structure in such a small space without parking would perpetuate social inequities to future tenants of this proposed development in comparison to all their neighbors in the area who all generally have access to their own parking. Though it would be labeled as 'affordable housing', in reality, it would be limiting tenant's access to only certain jobs/places to go and/or creating additional economic hardship by causing tenants to have to pay for off-site parking and adding to their expenses. Ultimately, the current project as is would be prioritizing developer's profit at the cost of those the project should be servicing.
2. **Neighborhood Parking Challenges and Excessive Traffic**
    - Lack of parking in the new development would also increase demand for existing limited public parking and lead to congestion and tension among neighbors/guests/shoppers.
    - The elimination of existing parking spaces in the proposal to create this massive structure ignores the already strained parking situation in the area. Increased traffic congestion in small streets near the town center will worsen daily commutes and impact visitors.
3. **Unreasonable Height/Scale & Unclear Impact To Victoria Condominium Facade and Structure**
    - The height of the proposed 12-story structure is excessive for the limited space available. Positioned so close to the Victoria condominium, this building would essentially wall in our property, cutting off sunlight and creating a feeling of confinement.
    - It is generally known that constructing a new large building at a very close proximity to an existing one especially if the new building is larger, could result in structural and façade-related issues in the existing building. The proposed 12-story structure is proposed to be directly adjacent to Victoria Condominium which is only 10 resident-story structure. Structural/façade risks may be at worst case safety related or at best case cause damage that would create financial hardship to owners/residents. There has been no

communication on what is being done to mitigate these potential key risks and what studies/risk assessments support the conclusions:

- Excavation for the new building's foundation causing disturbance in soil and causing settlement/shifting causing cracks in Victoria Condominium's structure.
- Vibrations caused from construction damaging structural integrity of Victoria Condominium
- Stability concerns for Victoria Condominium due to the proposed structure's large weight altering surrounding soil and causing localized settling.
- Damage to Victoria Condominium's façade caused by dust and debris during extreme proximity construction
- Façade degradation due to increased moisture and impeded drainage because of close proximity

4. **Fire and Safety Concerns**
    - Fires in high-density urban areas are becoming increasingly common, as seen with recent events in California. A building of this size, with minimal spacing from existing structures, heightens the risk of fires spreading quickly. Additionally, the lack of on-site parking raises concerns about emergency response access.
5. **Health Risks During Construction**
    - Construction of such a large building in such close proximity to residential units will bring dust, debris, and air pollution, potentially affecting the health of residents, especially the most vulnerable (seniors OR those with respiratory issues).
6. **Lack of Transparency & Community Engagement**
    - I was unaware of this project and have only heard of it from another resident. Clearer communication and broader community engagement are necessary for a project of this magnitude.

I urge the Community Planning Department to thoroughly evaluate this proposal with concerns I've raised, considering its long-term impact on current and any future residents.

Thank you for taking the time to review my concerns.

Sincerely,

Rahima Mohamed

From:	Sally Sarah Duffy
To:	Christopher Davis
Subject:	41-44 Maryland Avenue, PAM 2025-00156
Date:	Wednesday, January 29, 2025 5:49:34 PM

WARNING - External email. Exercise caution.

Dear Mr. Davis,

I attended the pre-application area meeting for the proposed Monument at Rockville Station project and reviewed the related documents.

I fully comprehend the necessity of such a project and concur that Rockville Town Center has much to offer the intended residents. However, I do have some reservations about the proposed plans. My primary concern, as I mentioned during the meeting, is the plan to provide no on-site parking for the residents of or visitors to the building.

I appreciate that there will be an effort to explore alternative parking options for residents who desire it, albeit at an additional cost. Nevertheless, I believe the City should insist on the developer presenting a comprehensive and guaranteed plan. For instance, while there may be ample parking now, what about when the storefronts fill up as anticipated? I recall instances when parking in Rockville Town Square was extremely challenging, deterring people from visiting. Even during the week, finding street parking is difficult, and double parking has become increasingly prevalent.

While I acknowledge that many residents may not require cars, some will have them. Without a responsible and realistic plan to accommodate them, they may resort to illegal parking on other properties, such as the Victoria's Plaza. Although we have authorized towing and installed appropriate signage, we still encounter issues with illegal parking on the Plaza. Notably, a request to install a parking gate several years ago was denied by the City due to concerns about cars backing onto Courthouse Square.

Another concern I have about the 41 Maryland Avenue plan, as currently proposed, is the lack of parking for visitors, workers servicing the building, and delivery vans. This could lead to increased congestion at the already busy intersection where the new building will have a front door.

Furthermore, the proposed loading dock design seems to require drivers to back out onto the street, which could further exacerbate traffic congestion.

In my opinion, it would be irresponsible for the City to approve a building with no accommodations for residents' and visitors' cars and limited parking for trucks associated with the project. This would impose unreasonable costs on both the proposed residents and the surrounding neighborhood.

Sure, we have good public transportation options in Rockville, but this is still a mostly suburban area. Buses cover many routes, but they come relatively infrequently, which can be frustrating when you miss one. Some routes don't even run on weekends. The Metro is great, but it's likely to be crowded during commuting times, especially as Federal workers return to the office after the widespread adoption of work-from-home. This could mean residents have to wait for multiple trains to pass before they can get on, as used to happen before.

Thank you for the opportunity to share my concerns, and I look forward to hearing how they may be addressed as the development approval process progresses.

Sincerely,

Sarah Duffy
22 Courthouse Square 503
Rockville, MD

From:	Bill Loewy
To:	Christopher Davis
Subject:	Momentum at Rockville Station lack of Parking
Date:	Monday, January 6, 2025 2:56:38 PM

WARNING - External email. Exercise caution.

Good Day,

We live in the Americana Centre.

While we are all for more affordable housing in Rockville and rode the Metro to work almost every day for 30 years, we cannot understand how this project has no parking. Parking in Rockville is a nightmare already and this project will bring hundreds more cars.

Please build more affordable housing but build it with enough parking. I am aware that the developers don't like parking as it does not make revenue but they don't like here.

We need more parking, not less.

William & Lynne Loewy
4 Monroe St #903
Rockville MD 20850

From:	Anna H
To:	Christopher Davis
Subject:	Re: Great Concerns Regarding Proposed Development at 41 Maryland Avenue (PAM2025-00156) – 12 Story Building
Date:	Friday, June 27, 2025 1:00:50 PM
Attachments:	image001.png image006.png image005.png image002.png image003.png image004.png

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WARNING - External email. Exercise caution.

Hi Chris,

Please see the attached notice which shows 2027 date for the construction. This is what was communicated to us officially via mail, so 2026 isn't the original timeline. I understand along the way it changed and that's why I reached out.

Again, I understand the excitement about the project but I'm hoping more time will be given to current residents to figure out their living arrangements. The moment construction starts, certain units won't be feasible to neither sell or live in.

Following original timeline will also help the developers to address the concerns that were raised (so far besides referencing to 1994 approval which is set to expire in few years, I haven't seen any recent research or data proving that the building won't be taxing on the existing infrastructure due to its extreme proximity to existing building, lack of parking and small surface of the parking lot on which the 147 unit will be built).

Thank you,
-Anna

Projected Timeline:

Pre-Application Community Meeting: Tuesday January 21, 2025

Development Review Committee: TBD anticipated Late January 2025

Project Plan application: February 2025

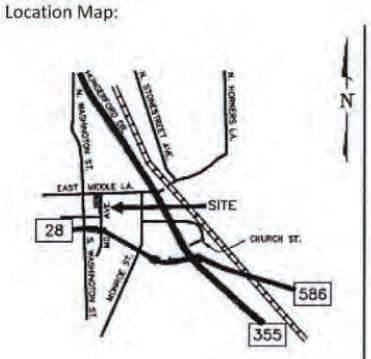
City Staff review: Spring 2025

Mayor & Council Consideration Project Plan: 2025

Planning Commission Consideration Project Plan Recommendation and Site Plan : 2025 and 2026

Construction: 2027

Location Map:



VICINITY MAP

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Thank you,
-Anna

On Thu, Jun 26, 2025 at 9:58 AM Christopher Davis <cdavis@rockvillemd.gov> wrote:

> Good morning Anna,

Thank you for reaching out. I am not aware of any change to the applicant's timeline which was shared at previous meetings and I believe they are still anticipating possible start of construction sometime in 2026 at the earliest. The applicant still needs to receive approval of both a Project Plan and Site Plan application, neither of which have been decided on.

Staff anticipates that the applicant will resubmit in the coming weeks on the project plan and that will be followed by additional public meetings at the Planning Commission and Mayor and Council. Once those meetings are confirmed, they will be added to the project webpage here: https://www.rockvillemd.gov/2560/41-44-Maryland-Avenue-Momentum-at-Rockvi.

Please let me know if you have any other questions and thank you again for the feedback.

Chris

*****New Online Application Process*****

On July 1, 2025, Rockville will begin accepting all development review applications online through MGO Connect (MGOC). The system features a customer dashboard that allows for online payment and convenient tracking of projects. Once the system is live, we will no longer accept email applications for any development review applications such as site plans, project plans, plats, special exceptions, variances, historic preservation, and others. All applications will be made through MGOC. If you haven't previously registered, please create a **free account** at https://www.mgoconnect.org/cp/info-account. This page is currently live. There's no need to wait for July 1 to create an account.

Christopher Davis
SENIOR PLANNER
Community Planning and Development Services
P. 240-314-8201
www.rockvillemd.gov

How was your experience with us? Take a quick survey and let us know - https://www.surveymonkey.com/r/JD9CWXC

From: Anna H <ahairumi@terpmail.umd.edu>
Sent: Monday, June 23, 2025 9:37 AM
To: Christopher Davis <cdavis@rockvillemd.gov>
Subject: Re: Great Concerns Regarding Proposed Development at 41 Maryland Avenue (PAM2025-00156) – 12 Story Building

WARNING - External email. Exercise caution.

Hi Chris,

I hope you had a nice weekend.

It came to my attention that there are talks for starting this development as soon as possible.

I am writing in hopes that the developer will still honor the original timeline giving enough time for current residents of Victoria to plan their living arrangements (e.g selling their units, breaking lease, etc.) especially for the units that will directly face the new building as they will be impacted the most.

I understand that the excitement over the new affordable housing project has overshadowed all the concerns that were raised and the building will be built not matter what. So I'm hoping at least in this matter the city and the developer will assist us.

Hope to hear from you soon.

Best regards,

-Anna

On Mon, Jan 13, 2025 at 3:44 PM Christopher Davis <cdavis@rockvillemd.gov> wrote:

> Good afternoon Anna,
>
> Thank you for your feedback on this project. Your response and concerns are much appreciated and will be considered in review of the project.
>
> To stay updated on the project, please visit the project webpage here: https://www.rockvillemd.gov/2560/41-44-Maryland-Avenue-Momentum-at-Rockvi
>
> The Pre-Application Area Meeting is the preliminary application for the project. There will be subsequent development applications that will be required before any such project can move forward and will include public meetings where you can continue to provide feedback. As such meetings are scheduled, please feel free to refer to the project webpage as they will be posted

there as well.

Thank you,

Chris

www.rockvillemd.gov

Christopher Davis

SENIOR PLANNER

Community Planning and Development Services

111 Maryland Avenue

Rockville, MD 20850

DIRECT EXTENSION: 240.314.8201

OFFICE MAIN LINE: 240.314.8200

How was your experience with us? Take a quick survey and let us know - https://www.surveymonkey.com/r/JD9CWXC

From: Anna H <ahairumi@terpmail.umd.edu>
Sent: Saturday, January 11, 2025 1:50 AM
To: cpds <CPDS@rockvillemd.gov>
Subject: Great Concerns Regarding Proposed Development at 41 Maryland Avenue (PAM2025-00156) – 12 Story Building

WARNING - External email. Exercise caution.

Dear Community Planning and Development Services,

I am writing as a resident of Victoria Condominiums to express my deep concern and strong opposition to the proposed housing development at 41 Maryland Avenue (PAM2025-00156).

I am aware that the project aims to expand affordable housing options (which I wholeheartedly support as a first time home owner myself), but surely it can be achieved without grossly compromising current residents' dwellings and structural integrity of the neighborhood.

The current plan has so many obvious drawbacks that I am baffled as to why it is even being considered. Below are some of my main concerns regarding the proposed project that I'd like to bring to your attention.

Loss of sunlight and privacy: The mass and height of this development will cast permanent shade on both buildings and courtyard of Victoria, replacing open space with a stark, imposing concrete structure. My unit specifically (along with other units in the same tier) will directly face the new building, boxing us behind a high rise building. The proposed building will block my windows and balcony, and I will also have to keep my curtains closed at all times for privacy because of the very close proximity of the new building. All of these will drastically alter quality of life for myself and fellow residents of Victoria and diminish the value of our properties.

Structural Integrity and Congestion: The area has changed significantly since 1994 (original approval of the project). Our neighborhood has high traffic of both pedestrians and vehicles and is already surrounded by numerous residential, commercial and other buildings. Building another high rise building on such a small surface raises many safety, drainage and structural issues. The proposed lack of on-site parking will also intensify already strained parking situation in the area. Keeping this small pocket of space open is vital and much needed for the vibrancy and livability of our neighborhood.

I look forward to the virtual pre-application meeting on Jan 21st and hope that these concerns will be addressed then.

Sincerely,

-Anna

From:	Carl Schreyer
To:	Christopher Davis
Subject:	41 Maryland Ave, PJT2025-0023
Date:	Friday, May 16, 2025 1:13:40 PM

WARNING - External email. Exercise caution.

Good afternoon,

Can you along with the Mayor and Council take into consideration my concerns regarding the proposed 41 Maryland Avenue, Monument building?

1) Impact on physical environment to the rest of South facing Victoria building 24 and North facing building 22

I haven't heard the developers acknowledge the negative impact the proposed building will have on the sunlight, view and character to the remaining approx. 45 units on the south side of the Victoria building 24 Courthouse Square (facing the Victoria courtyard).

As well as the aprox. 10 Victoria residential units facing north in Victoria building 22 Courthouse Square (facing the Victoria courtyard), or the two stories of businesses facing north in the Victoria building 22.

I will completely lose privacy, sunlight and view from my bedroom window and one third of my balcony privacy, sunlight and view.

Additionally, I'd like to point out the pre-existing, unique limitation of the Victoria courtyard. Our courtyard is already closed off by buildings and a parking garage to the west. The proposed Monument building to the east will completely box in the Victoria courtyard for the effected Victoria residential and commercial units.

2) Victoria built in 1991, 41 Maryland Avenue zoning in 1994

If *these dates are correct, I haven't heard the developers acknowledge the Victoria buildings were constructed prior to the 1994, 41 Maryland Avenue zoning. Only that it "was about the same time"* and that a proposed building has been on the books since "1994."

Therefore, for what it's worth, to my knowledge there are effected Victoria residents that have owned property prior to the 1994 zoning the developer has referenced.

3) What is the total number of street parking spaces the City will lose on Maryland Avenue?

Can you clarify this please? In the 5/14/25 planning meeting it was said by the developers 3-4 and also one.
Seems to me at least 3-4 street parking spaces.
1-2 for the loading dock and 1-2 for the proposed street wheelchair accessible vehicle handicap parking.

4) Developer guaranteed Monument resident parking in parking garage

I'm aware the Mayor and Council do not require onsite parking within a half mile of metro.

Why won't the developers voluntarily reserve parking spaces for the Monument residents in their own parking garage located across the street at Blvd. 44?

If they do own the parking garage, how come they are not fully leveraging it for the benefit of their potential residents?

Last year, Mayor Ashton was quoted, on the developer Comstock's website, eloquently saying the city is working to provide housing options for school teachers, police, firefighters, health professional staff and other people in the Town Center.

A worthy goal, but how satisfactorily are the developers proposing to hold up their end of the agreement?

The developers tout the convenience of public transportation and a parking garage across the street (which Comstock may own) and in the Square, but I think it is unrealistic and misleading to expect the majority of teachers, medical staff, police and firefighters to get to work on public transportation.

Irregardless, these desired residents are most likely going to want to park a vehicle, but where and at what additional cost?

Will the City advocate for guaranteed parking for Monument residents?

Sincerely,
Carl Schreyer
Victoria condo resident

Sent from Yahoo Mail for iPhone

From:	JC
To:	Christopher Davis
Cc:	Monique Ashton; Kate Fulton; David Myles; Barry Jackson; Izola Shaw; Marissa Valeri; Adam Van Grack
Subject:	Opposition to Proposed Development at 41 Maryland Avenue (PAM2025-00156)
Date:	Wednesday, August 13, 2025 1:06:37 PM
Attachments:	image001.png

WARNING - External email. Exercise caution.

Dear Mr. Davis,

Thank you again for your time and engagement with residents regarding the proposed high-density development at 41 Maryland Avenue. As the residents of Rockville since 1992, my wife and I strongly support new housing development projects in our city and county. However, it must not come at the cost of safety, health, or stability of existing communities. I am writing to formally supplement the public record with additional observations, risks, and photographic evidence as a resident of the Victoria Condominium and a licensed insurance agency owner with over 35 years of experience in risk management and property & casualty insurance. Please keep this letter as part of the official record. I will also be sharing this with our City Council members and the Mayor.

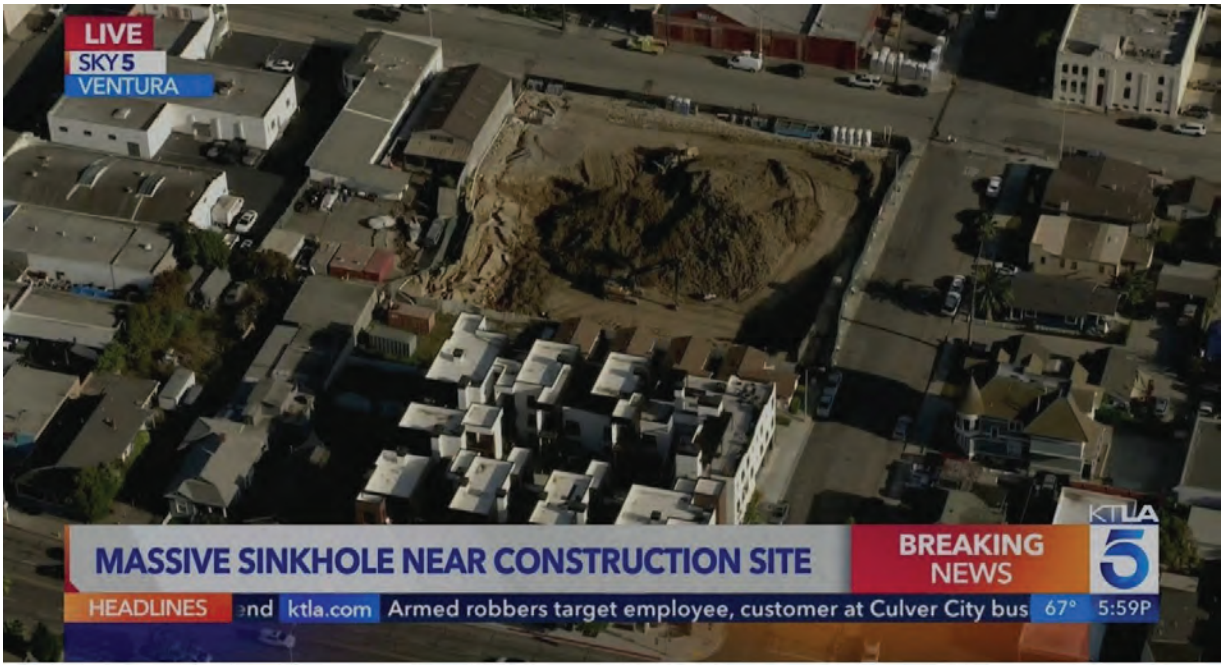
This email includes new concerns related to fire safety, health hazards, traffic impact, and structural proximity, which I urge the City of Rockville to include in its review.

1. Risk of Collapse and Sinkhole Formation

ABC News with David Muir, KTLA, and LA Times reported a dramatic incident occurred in Ventura, California on May 30, 2025, where a 25-feet sinkhole abruptly opened beside a construction site for a new apartment complex . Vehicles were swallowed whole, structures adjacent to the site were damaged, and at least one commercial and one residential property were officially red-tagged by city authorities . The city later confirmed the cause was a failure of temporary shoring systems, possibly aggravated by excessive groundwater pumping and soil disruption . Despite zoning approval, oversight at the construction phase was evidently inadequate—shoring and drainage safeguards were ignored or under-reviewed, resulting in catastrophic ground collapse.

Relevance to Rockville

Both Victoria Condominium and the proposed development share limited underground infrastructure (water mains, drainage, sewage) buried under decades-old soil. Our building was constructed in 1992; the subsurface soil structure and pipe integrity may now be fragile. Excavation or construction stress nearby could accelerate soil collapse or flooding, raising structural stability risk akin to human-induced sinkhole phenomena. If the developer constructs deep foundations or reroutes utilities without independent geotechnical review, we face elevated risk of soil destabilization, pipe failure, and potential structural collapse. Shared infrastructure issues further amplify legal liability for both structures.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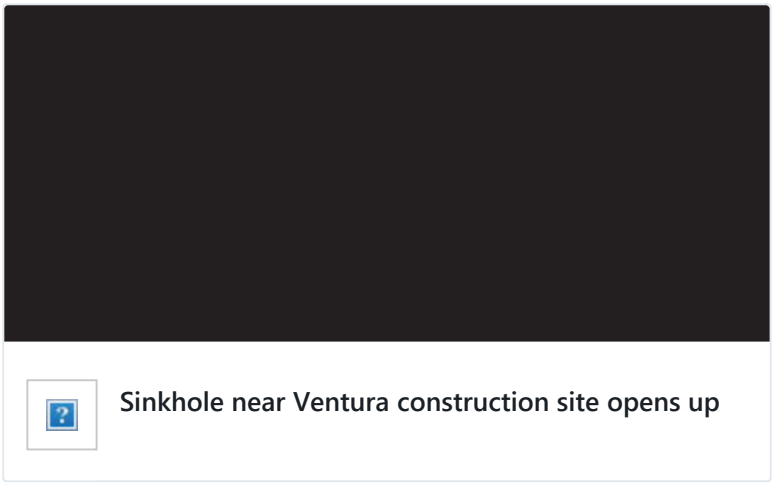
Ventura Forward

News reference: KTLA & ABC News with David Muir Report on Ventura Sinkhole

Sinkhole near Ventura construction site opens up



https://youtu.be/LfDsmZBc1K8?si=BKR-5WtJ745Ss5cp

https://www.latimes.com/california/story/2025-05-30/ventura-sinkhole-takes-down-a-shed-and-two-vehicles-sends-people-scrambling

2. Fire Hazard Risks and Shared Exposure

Fire incident at the Cambria Hotel Rockville, located across from the Victoria Condominium on April 12, 2025, which more than 10 fire trucks were required to control a nearby emergency, which serves as a warning. If the proposed new building is approved, since with only 12 feet separating between two buildings.

Key concerns:

If a fire breaks out in either building, flames, heat, or smoke could rapidly spread to the adjacent structure;
Emergency response and evacuation would be compromised by narrow access lanes, high density, and vertical spread risk; With 147 new units and no parking, crowding and delayed emergency response becomes a life-threatening concern; The legal liability for both building owners and unit owners would be significant — especially given the lack of setbacks, fire buffer zones, or alternate egress routes. Even if this proposal is revised to become a smaller building or row of townhouses, the 12-foot distance still poses an unmitigable safety and legal risk for all adjacent structures, especially in a tightly packed urban corridor. (evidenced in the April 12, 2025 emergency).

THE LADY WINTHER

3. Health Risks: Dust, Noise, and Psychological Stress

The Victoria Condominium is home to a large senior population, with over 50% of residents over age 65. Many chose this location for its healthcare access, especially Kaiser Permanente, and walkability. A two-year construction project of this scale will inevitably cause significant air pollution (including dust that can cause or worsen lung cancer, asthma, and chronic bronchitis) and high-decibel noise levels that deeply affect elderly residents' mental health and sleep.

The risks from this proposed construction include:

Airborne dust known to cause lung cancer, COPD, and cardiovascular issues;

High-decibel construction noise, a source of mental stress, insomnia, and hypertension;

Long-term exposure to dust and noise can be fatal or severely reduce quality of life for medically fragile individuals.

These health hazards, over such a prolonged period, could result in legal liability to developers and the City should residents experience worsening conditions.

4. Traffic, Parking, and Pedestrian Safety

The current East Middle Lane, which is already reduced to a single lane with a bike path, will face enormous pressure from an additional 147 units. Without any on-site parking planned for the new development, it is inevitable that they will use the nearby public garages—further escalating congestion and accident risk. This corner has already seen vehicle-pedestrian incidents in recent years. Adding this volume of residents without mitigation will likely increase traffic fatalities.

5. Alternative Locations: Safer and More Suitable

There are many areas in Rockville more suitable for high-density housing development. For example, King Farm offers open land, wider roads, better infrastructure, and less pedestrian conflict. Prioritizing safety and smart city planning would suggest redirecting this project to one of those zones.

I’m grateful for your attention to these concerns and am available to provide supporting documentation, or to speak during a public hearing.

Sincerely,

Jesse Chou

Mei Chi Fan
Resident, Victoria Condominium
24 Courthouse SQ, #809
Rockville, MD 20850

On Thursday, January 16, 2025 at 07:32:33 PM EST, Christopher Davis <cdavis@rockvillemd.gov> wrote:

Hello Jesse,

Thank you for your feedback on this project. Your response and concerns are much appreciated and will be considered in review of the project.

To stay updated on the project, please visit the project webpage here:
https://www.rockvillemd.gov/2560/41-44-Maryland-Avenue-Momentum-at-Rockvi

The Pre-Application Area Meeting is the preliminary application for the project. There will be subsequent development applications that will be required before any such project can move forward and will include public meetings where you can continue to provide feedback. As such meetings are scheduled, please feel free to refer to the project webpage as they will be posted there as well.

Thank you,

Chris

City of Rockville Get Into It

www.rockvillemd.gov

Christopher Davis

SENIOR PLANNER

Community Planning and Development Services

111 Maryland Avenue

Rockville, MD 20850

DIRECT EXTENSION: 240.314.8201

OFFICE MAIN LINE: 240.314.8200

How was your experience with us? Take a quick survey and let us know -
https://www.surveymonkey.com/r/JD9CWXC

From: JC <jessechou@aol.com>
Sent: Tuesday, January 14, 2025 11:58 AM
To: cpds <CPDS@rockvillemd.gov>
Subject: Opposition to Proposed Development at 41 Maryland Avenue (PAM2025-00156)

WARNING - External email. Exercise caution.

Dear Development Review Committee of Rockville,

I've been living at 24 Courthouse Sq, unit 809, Rockville, MD of the Victoria Condominium since 1992. I am writing as a concerned resident of Victoria Condominiums regarding the proposed 12-story development at 41 Maryland Avenue (PAM2025-00156).

This project's excessive height and proximity to our building will block sunlight, diminish views, and create a walled-in environment for residents. The lack of on-site parking will worsen traffic and parking congestion, while the removal of retail and green spaces reduces the neighborhood's vibrancy.

Furthermore, the fire safety and construction risks posed by dense construction so close to existing buildings are particularly alarming, especially given recent devastating urban fires in California. Such incidents highlight how closely spaced high-density structures can amplify fire spread and hinder emergency response. Combined with construction noise, debris, and pollution, will harm the health and safety of residents.

Additionally, this project will reduce our property values and negatively affect the quality of life for residents. This proposal disregards community interests and prioritizes developer profits, undermining the character and appeal of Rockville Town Center. I strongly urge the City to reject or significantly revise this proposal to align with the community's needs and sustainability goals.

Sincerely,

Jesse Chou

From:	Singh Padam
To:	Christopher Davis; cpds
Subject:	Proposed Development at 41 Maryland Avenue (PAM2025-00156) - Last meeting comments.
Date:	Saturday, May 17, 2025 6:09:07 PM

WARNING - External email. Exercise caution.

Dear Community Planning and Development Services,

I am writing to express concern about several inaccurate statements made by the applicant during the recent meetings regarding the proposed development at 41 Maryland Avenue (PAM2025-00156). Below are specific examples and clarifications for your review:

1. Statement: Only 2 Victoria Condominium units are directly impacted by the proposed building.
Correction: In fact, there are approximately **20 units** in Victoria Condominiums that directly face the proposed development and will be significantly impacted in terms of heavy construction noise, sunlight loss, privacy, and view obstruction. I have attached a photo clearly showing the full row of affected units. Additionally, **a petition signed by approximately 82 Victoria residents** has been submitted in opposition to the project, indicating a broader and deeper concern within our community and impact.

2. Statement: Victoria Condominiums and the proposed 41 Maryland Avenue project were approved at the same time.
Correction: The Victoria Condominium was built and completed in **1991 with approval even earlier**, while the zoning approval for 41 Maryland Avenue occurred in **1994**, several years later. This means Victoria Condominium was planned and approved **prior** to the 1994 zoning decision that allowed for the possibility of the current proposal. It is misleading to suggest both were reviewed in parallel.

This raises a critical question: **Why is the 1994 zoning still being applied without reassessment in 2025—more than 31 years later—despite dramatic changes to the surrounding landscape?** At the time of that zoning, the area was largely open space and parking lots with no buildings except Victoria Condominium. Today, Rockville Town Center is densely developed with multiple high-rise buildings. Continuing to rely on outdated zoning without a comprehensive review ignores the current density, resident population, and livability concerns.

3. Statement: The developer stated that there is less than 5% vacancy in the area.
Correction: Based on a quick review of rental listings on Zillow, even within a relatively small area of Rockville Town Center, there appear to be **numerous available rental units**. I've attached a screenshot for reference. This raises questions about the accuracy of the vacancy rate claimed by the developer and further challenges the stated urgency for adding another high-density residential building.

Furthermore, many resident concerns shared prior to the meeting appear to have gone unaddressed or were not acknowledged during the discussion. Developer statements seemed to be accepted without independent fact-checking or further investigation. We ask that these comments be carefully reviewed and verified as part of the ongoing evaluation process.

Thank you for your attention to these important clarifications.

Regards,
Padam

NEW
24 units
Hungerford Dr
Maryland Ave
2 units
E Middle Ln
FOR YOU
2.2K
2.4K
17 units
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To: Mayor and Council

From: Paula Hubble, Victoria Condo Resident

Date: May 22, 2025

Subject: The Momentum at Rockville Station

Dear Mayor and Council,

I am pleased that The Momentum at Rockville Station will offer Rockville much needed affordable housing. And I appreciate the developer of the proposed project meeting with the Victoria Condo residents and other Rockville residents.

Please consider the difficulties faced by the residents of Victoria Condo who will have a 12-story high-rise adjacent to their building. This includes those of us with balconies, patios, and windows that will be situated mere feet away from the new construction.

We have been asking the Developers since January to provide us with a rendering that include measurements from The Victoria perspective. Please join us in imploring the Developers to provide renderings and measurement that will show the Victoria residents what we will be looking at and how far in measurements the new development will be to ours.

Thank you for your assistance

Paula Hubble

Victoria Condominium Resident

From:	Sally Sarah Duffy
To:	Christopher Davis
Subject:	PJT2025-0023 41-44 Maryland Ave
Date:	Wednesday, May 7, 2025 11:32:07 AM

WARNING - External email. Exercise caution.

Dear Chris,

Thanks so much again to you, your office, and the developers/representatives for holding the recent community meeting regarding this project. I appreciate the teams' willingness to entertain solutions to some of the issues that have been raised. At this point, I have one additional comment and one additional question about the current plans.

First, the comment. While I appreciate that the team has proposed a cut-in and an additional accessible parking space to address concerns about potential traffic congestion in the area because of the proposed parking waiver, I believe they are insufficient. This is because the streets around the area are already very congested. Just yesterday I noticed that there were cars double-parked on Maryland Avenue in front of 41 in addition to several cars parked in places that were not parking spaces in front of 44. If that is already happening now, imagine what will happen when the building is occupied. To mitigate that risk, I believe, as I commented during an earlier in a meeting, that the building needs to have at least some at-grade parking or at least a circle where cars can pull in to pick up and drop off residents, accommodate deliveries, etc. While it might not be as aesthetically pleasing as the building without such a feature, neither are clogged streets, additional pollution, and honking horns.

Second, the question. When noise concerns are brought up during these meetings, the presenters seem to suggest that the City is in charge of the noised ordinance waivers/suppression plans, and their enforcement. Is that the case? My understanding was the the noise ordinances were imposed by the County, as stated here:
https://www.montgomerycountymd.gov/DEP/property-care/noise/noise-waivers.html

My understanding is also that I can call the City of Rockville Police to address immediate noise violations, but that formal complaints are to go to the County. Can you please clarify?

Thanks!

Sarah

Sarah Duffy
22 Courthouse Square 503
Rockville, MD

Christopher Davis

From: M F <maggief1964@gmail.com>
Sent: Monday, November 3, 2025 10:52 AM
To: mayorcouncil
Cc: Christopher Davis
Subject: Public Comment for November 17 Hearing — Opposition to 41 Maryland Avenue-Momentum Project Development

WARNING - External email. Exercise caution.

Dear Mayor and Council Members,

My name is Mei Chi Fan, and I have been a resident of The Victoria Condominium, 24 Courthouse Square, Unit 809, Rockville, MD since March 1993. For more than thirty years, this home has been not only my residence but also the place where I have built my entire life in Rockville. I am turning 62 next year and plan to retire here — this is the only home I have ever owned, and the one where I hope to spend my later years in peace and stability.

However, the proposed 41 Maryland Avenue development-a 12-story Momentum Project, which will rise directly across from my building — only about 12 feet from our windows — fills me with deep concern. The construction phase alone, which may last for two years or more, will bring constant noise, heavy dust, diesel emissions, and vibration. These environmental stresses may be tolerable for some, but not for someone like me who has chronic asthma.

I am a long-term asthma patient, currently under treatment at Kaiser Permanente, and I require daily inhaled corticosteroid therapy (Alvesco 80 mcg) and Albuterol as my rescue medication. My condition is highly sensitive to airborne particles, construction dust, and exhaust fumes, which can easily trigger coughing fits, shortness of breath, and inflammation of my lungs. Even a few days of poor air quality can lead to emergency treatment.

If this project proceeds as proposed, I will be forced to live for years in an environment that directly threatens my health and daily life. Unlike people who can simply move away during construction, I have neither another home to go to nor the financial flexibility to rent another apartment temporarily. I also cannot sell or rent my unit during the construction period — no one would choose to live directly next to an active construction site.

I fully understand and support the City's goal of expanding affordable housing — it is a worthy and compassionate cause. But I respectfully ask that the Mayor and Council also show compassion toward existing residents who have contributed to this community for decades. Please consider whether you yourselves could live safely and peacefully just 12 feet from such a major construction site for two years — with dust clouds, noise, blocked sunlight, and the constant risk of health deterioration.

Beyond my personal situation, I am deeply worried about the public-safety risks associated with large-scale construction in such a tightly packed corridor:

In April 2025, a major fire at the Cambria Hotel Rockville (across from The Victoria) required over 10 fire trucks. This incident demonstrates how emergency access in our area is already limited. If another tall building is added only 12 feet away, flames, heat, or smoke could easily spread between buildings, endangering both residents and first responders.

In May 2025, a massive sinkhole opened beside a new construction site in Ventura, California, swallowing vehicles and nearby structures (covered by KTLA News, ABC News with David Muir, and the LA Times, May 30, 2025). This shows how underground destabilization can cause catastrophic damage — especially in dense urban lots with shared pipes and foundations like ours.

Our East Middle Lane already faces severe congestion and reduced lanes due to bike paths and narrow streets. With an additional 147 units and no on-site parking, nearby public garages and roads will be overwhelmed, increasing accident and pedestrian-injury risk. This intersection has already seen vehicle-pedestrian incidents in recent years.

These examples illustrate that the proposed development is not just a personal concern, but a citywide public-safety issue. Once such hazards occur, no mitigation plan can undo the harm — to lives, property, or the city's reputation.

I sincerely ask the Council to reconsider the scale and location of this project that will greatly impact for nearby residents.

I would also appreciate it if you could confirm receipt of this email and ensure that my statement is included in the official record and if possible, have it read or summarized during the November 17 public hearing so that my health concerns can be clearly presented to the Council.

Thank you for taking the time to listen to my situation and for protecting the health, dignity, and peace of longtime Rockville residents like myself.

Sincerely,

Mei Chi Fan

24 Courthouse Sq, Unit 809
The Victoria Condominium
Rockville, MD

Christopher Davis

From: JC <jessechou@aol.com>
Sent: Tuesday, November 4, 2025 8:58 AM
To: mayorcouncil
Cc: Christopher Davis
Subject: Please Include in Public Record (Nov. 17 Hearing) — Opposition to Momentum Project at 41 Maryland Ave (PAM2025-00156)

Follow Up Flag: Follow up
Due By: Tuesday, November 4, 2025 3:30 PM
Flag Status: Flagged

WARNING - External email. Exercise caution.

Dear Mayor Ashton and Council Members,

My name is Jesse Chou, and I have been a homeowner and resident of
The Victoria Condominium, 24 Courthouse Square, Unit 809, Rockville MD, since March 1993.
For more than thirty years, this has been my home, my community, and the place where I have built my entire life in Rockville.

I am writing regarding the Momentum Project proposed at 41 Maryland Avenue, which will be discussed at the November 17 Public Hearing.

While I support the City's mission to expand housing availability and redevelopment downtown, I respectfully ask the Council to consider the health, safety, and livability impacts on existing residents, especially given the unusually close distance between the new structure and our homes.

I am currently under medical care and daily medications for chronic sinusitis and hypertension. My Kaiser Permanente physician Dr. John Lee has advised that I avoid long-term exposure to dust, vibration, diesel emissions, and continuous elevated environmental stress, as these conditions worsen sinus inflammation, create breathing difficulty, and may elevate cardiovascular risks.

However, the proposed building would be constructed directly across from my windows — at a distance of only approximately 12–20 feet. It means that two years of continuous of construction dust, diesel fumes,vibration, and
loss of sunlight if this project is approved. I will have a direct and unavoidable impact on my health and daily living. I cannot temporarily relocate or rent out my unit during construction since no one would choose to rent a home immediately next to an active construction site at such close proximity.

I kindly ask the Mayor and Council to consider: Would anyone choose to live safely and peacefully 12–20 feet from a major construction site for two years?

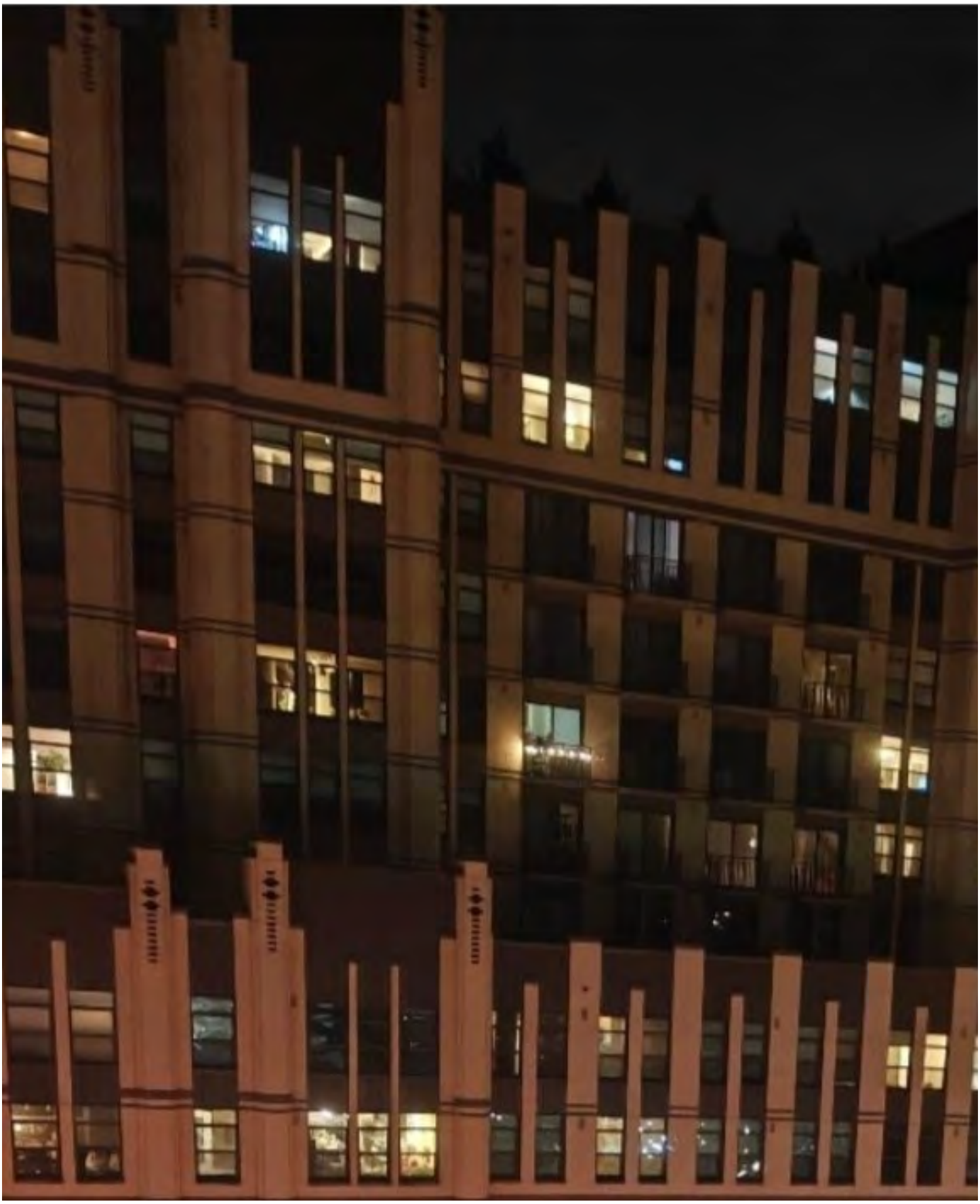
There are additional risks for
Momentum Project proposed at 41 Maryland Avenue.

1. Fire Hazard Risks and Shared Exposure

Fire incident at the Cambria Hotel Rockville, located across from The Victoria Condominium on April 12, 2025, required more than 10 fire trucks to control the emergency. This incident serves as a clear warning. With the proposed new building at less than 20 feet from our property, the lack of adequate setback creates shared fire exposure between structures.

If a fire breaks out in either building, flames, heat, or smoke could rapidly spread to the adjacent structure. Emergency response and evacuation would be compromised by narrow access lanes, high density, and vertical spread risk.

With 147 new units and no parking, crowding and delayed emergency response becomes a life-threatening concern. The legal liability for both building owners and unit owners would be significant — especially given the lack of setbacks, fire buffer zones, or alternate emergency egress routes.



(evidenced in the April 12, 2025 emergency)

2. Risk of Collapse and Sinkhole Formation

ABC News with David Muir, KTLA, and LA Times reported a dramatic incident that occurred in Ventura, California on May 30, 2025, where a 25-feet sinkhole abruptly opened beside a construction site for a new apartment complex. Vehicles were swallowed whole, structures adjacent to the site were damaged, and at least one commercial and one residential property were officially red-tagged by city authorities. The city later confirmed the cause was a failure of temporary shoring systems, possibly aggravated by excessive groundwater pumping and soil disruption.

Despite zoning approval, oversight at the construction phase was evidently inadequate — shoring and drainage safeguards were ignored or under-reviewed, resulting in catastrophic ground collapse.

Relevance to Rockville

Both Victoria Condominium and the proposed development share limited underground infrastructure (water mains, drainage, sewage) buried under decades-old soil. Our building was constructed in 1992; the subsurface soil structure and pipe integrity may now be fragile.

Excavation or construction stress nearby could accelerate soil collapse or flooding, raising structural stability risk akin to human-induced sinkhole phenomena.

If the developer constructs deep foundations or reroutes utilities without independent geotechnical review, we face elevated risk of soil destabilization, pipe failure, and potential structural collapse. Shared infrastructure issues further amplify legal liability for both structures.

LIVE
SKY 5
VENTURA
MASSIVE SINKHOLE NEAR CO
HEADLINES
nd
ktla.com
Armed robbers

3. Traffic, Parking, and Pedestrian Safety

The current East Middle Lane, which is already reduced to a single lane with a bike path, will face enormous pressure from an additional 147 units. Without any on-site parking planned for the new development, it is inevitable that they will use the nearby public garages—further escalating congestion and accident risk. This corner has already seen vehicle-pedestrian incidents in the past. Adding this volume of residents without mitigation will likely increase traffic fatalities.

4. Alternative Locations: Safer and More Suitable

There are many areas in Rockville more suitable for high-density housing development. For example, King Farm offers open land, wider roads, better infrastructure, and less pedestrian conflict. Prioritizing safety and smart city planning would suggest redirecting this project to one of those zones.

I respectfully request:

1. That this email and supporting documentation be included in the official public record for the Nov. 17 hearing.

2. A confirmation email verifying that this submission has been received and logged.

3. That the Council read this statement during the public hearing, since we cannot be certain that all submitted documents will be reviewed in detail beforehand.

I deeply respect the work of the City, the Mayor, and the Council.
My request is not opposition to progress — it is simply a plea to balance redevelopment with compassion and protection for long-standing Rockville residents who already call this community home.

Thank you for taking the time to consider my situation and my health concerns, and for protecting the safety, dignity, and peace of residents like myself.

Sincerely,

Jesse Chou

Unit 809, The Victoria Condominium
24 Courthouse Square
Rockville, MD 20850

SOILS CHART						
MAP UNIT/ SYMBOL	MAP UNIT NAME	K FACTOR/ WHOLE	DRAINAGE CLASS	HIGH ERODIBILITY	HYDRIC INCLUSION	HYDROLOGIC SOIL GROUP
400	URBAN LAND	NO RATING	NO RATING	NO	0	D

NOTES

1. TOTAL SITE AREA = 0.4167 ACRES AND CONSISTS OF PARCEL '2-H' OF ROCKVILLE TOWN CENTER. PROPERTY ADDRESS IS 41 MARYLAND AVE, ROCKVILLE, MD, 20850 WITH TAX ID#04-03198603. PROPERTY IS ZONED PD-RCI.
2. TOPOGRAPHY FROM MONTGOMERY COUNTY 218NW07 WSSC.
3. BOUNDARY INFORMATION FROM DEEDS OF RECORD BY MACRIS, HENDRICKS, & GLASCOCK P.A.
4. NO SLOPES GREATER THAN 25% EXIST ON-SITE. NO SLOPES 15-25% ON HIGHLY ERODIBLE SOILS EXIST ON-SITE.
5. THE SITE DRAINS TO CROYDON PARK TRIBUTARY. THIS PORTION OF THE ROCK CREEK WATERSHED IS DESIGNATED AS CLASS I WATERS BY THE STATE OF MARYLAND.
6. NO STREAM AND STREAM VALLEY BUFFER EXISTS ON SITE. NO WETLANDS PER NATIONAL WETLANDS INVENTORY ONLINE MAPPING TOOL. NO FLOODPLAIN EXISTS PER FEMA PANEL #24031C0334D.
7. UTILITIES (I.E. WATER, SEWER, STORM DRAIN, CULVERTS, ELECTRIC, PHONE) ARE SHOWN IN SURVEYED LOCATIONS.
8. THERE IS NO FOREST AREA ON-SITE.
9. THE PROPERTY IS NOT LISTED AS A HISTORIC SITE BY CITY OF ROCKVILLE. EXISTING BUILDINGS ON THE PROPERTY THAT MAY BE PROPOSED FOR DEMOLITION ARE SUBJECT TO ZONING ORDINANCE SEC. 25.07.02.4, HISTORIC REVIEW.
10. TREE DBH WAS MEASURED USING A DIAMETER TAPE.
11. FIELDWORK FOR THIS INVENTORY WAS CONDUCTED ON 12/17/2024 BY FRANK JOHNSON.
12. NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON-SITE.
13. INVASIVE SPECIES PRESENT INCLUDE NANDINA, ENGLISH IVY, AND BUSH HONEYSUCKLE.
14. THIS INVENTORY IN NO WAY CONSTITUTES A HAZARD TREE SURVEY. TREE CONDITIONS ARE GENERALLY ACCURATE BASED ON VISUAL OBSERVATION PER USUAL AND CUSTOMARY PRACTICE IN ACCORD WITH STATE AND COUNTY FOREST CONSERVATION LEGISLATION. THE EXAMINATION DETAIL REQUIRED TO PROVIDE A COMPREHENSIVE ANALYSIS OF BIOLOGICAL AND STRUCTURAL HEALTH IS BEYOND THE SCOPE OF THIS INVESTIGATION. CONDITION RATINGS ARE THE OPINION OF THE UNDERSIGNED PREPARER AND NOT THE APPROVING AGENCY. MHG ASSUMES NO LIABILITY FOR INJURY OR PROPERTY DAMAGE THAT MAY OCCUR AS A RESULT OF TREE FAILURE ON THIS PROPERTY.

CITY OF ROCKVILLE FOREST CONSERVATION WORKSHEET February 2010

NET TRACT AREA:

A. Total tract area		11.23
B. Deductions (land dedication not in construction on this plan, other deductions - specify)		0.00
C. Net Tract Area =		11.23

LAND USE CATEGORY:

ZONING:	R-400, R-200	R-90, R-75, R-60, R-150	RMD10, RMD15, RMD25	I-L, I-H, RPR, RPC, MXT, MXC, MXNC, MXB, MXE, MXCD, MXTD	Park			
Place a "1" under the column corresponding to the correct zone of the site								
Zone: (choose only one)	0	0		1	0			
D. Afforestation Threshold				15%	x F =		1.68	
E. Conservation Threshold				15%	x F =		1.68	

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 =		1.68
R. Total planting requirement =		1.68

THIS PLAN AMENDS FTPO 94-2 AND FTP2006-00019. FOREST CONSERVATION PER THIS WORKSHEET WAS MET FOR THIS PROPERTY PER THOSE PLANS. FTPO2006-00019 SHOWS 1.791 ACRES WAS CREDITED NOT INCLUDING CRZ CREDIT PREVIOUSLY DESIGNATED; PROVIDING OVER THE 1.68 ACRE REQUIREMENT.

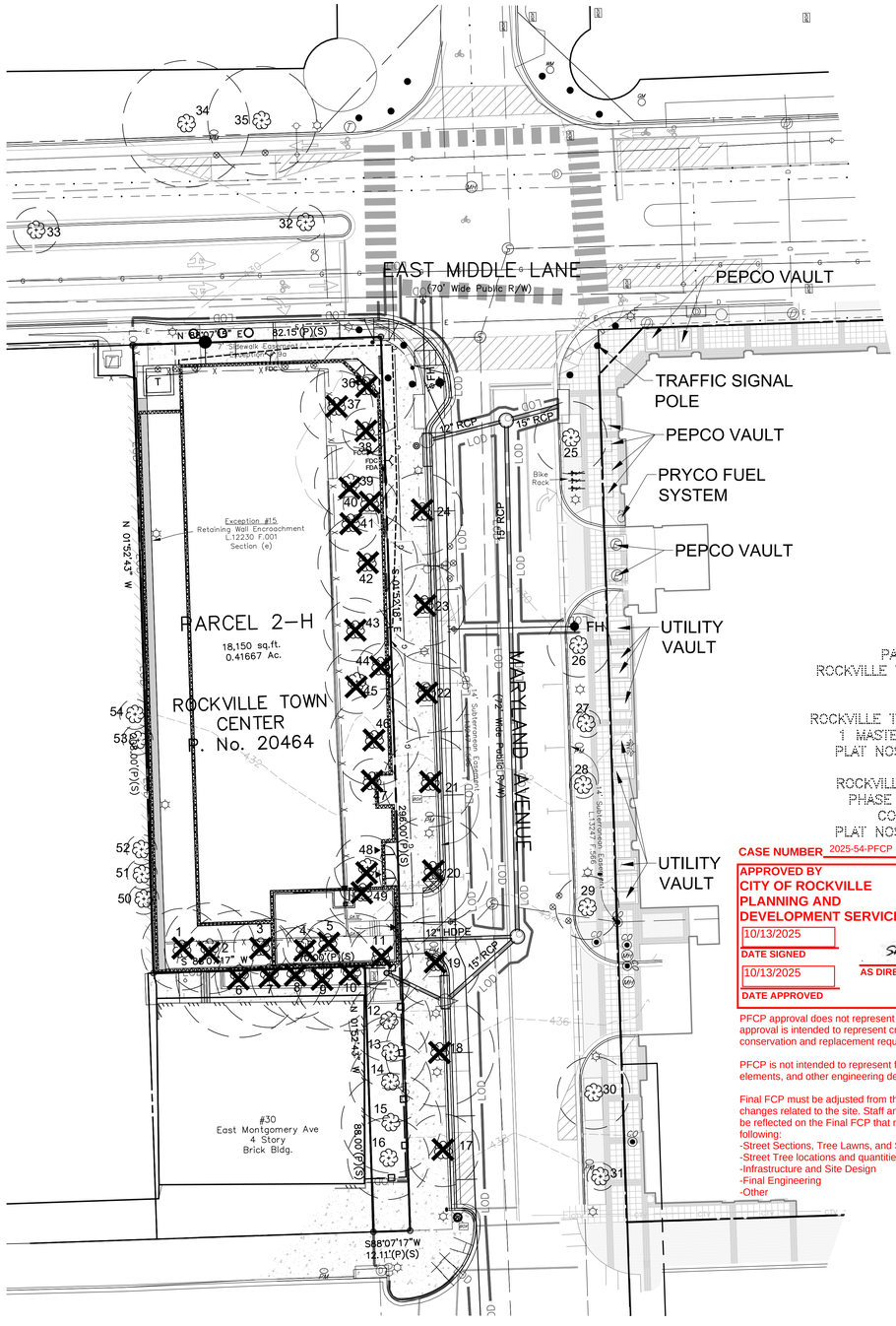
MINIMUM TREE COVER CREDIT WAS NOT REQUIRED AT THE TIME OF THE ORIGINAL FOREST CONSERVATION PLAN FTP2006-00019. TREES PLANTED PER THIS PLAN WERE PLANTED AS ROW TREES AND IN THE COURTHOUSE SQUARE PARK SECTION OF THE PLAN. THIS PLAN PROPOSES TO REPLACE 8 STREET TREES; ALSO SAVES 5 AMERICAN HOLLY AT 400 S.F. PER TREE FOR A TOTAL OF 2000 S.F. OF TREE COVER CREDIT.

SIGNIFICANT TREE SUMMARY CHART

#	SCIENTIFIC NAME	COMMON NAME	DBH	Area CRZ	CTLA %	COR CTLA %	Remarks	PREV. CREDIT	DISPOSITION (SAVE/REMOVE)	% CRZ WITHIN LIMIT OF DISTURBANCE	REPLACEMENT RESOURCE	CREDIT FOR CRZ?	Proposed Credit (1/4 of CRZ area max)
NRI									PFCP/FCP				
LANDSCAPE SETTING CRZ=1'DBH+1.5'RADIUS ON-SITE								FTPO 2006-00019					
1	Pinus strobus	White Pine	9	572	84				REMOVE	100	N/A	NO	N/A
2	Pinus strobus	White Pine	9	572	65				REMOVE	100	N/A	NO	N/A
3	Crataegus sp	Hawthorn	6	254	84				REMOVE	100	N/A	NO	N/A
4	Crataegus sp	Hawthorn	5	177	81				REMOVE	100	N/A	NO	N/A
5	Crataegus sp	Hawthorn	5	177	81				REMOVE	100	N/A	NO	N/A
11	Cornus kousa	Kousa Dogwood	8	452	75			200	REMOVE	100	N/A	NO	N/A
12	Ilex opaca	American Holly	9	572	91		Multistem	200	SAVE	29	0	NO	200
13	Ilex opaca	American Holly	8	452	91			200	SAVE	76	0	NO	200
14	Ilex opaca	American Holly	9	572	91			200	SAVE	27	0	NO	200
15	Ilex opaca	American Holly	11	855	88			200	SAVE	30	0	NO	200
16	Ilex opaca	American Holly	9	572	97			200	SAVE	33	0	NO	200
36	Platanus occidentalis	Sycamore	11	855	91		Replacement		REMOVE	100	1	NO	N/A
37	Prunus sp	Flowering Cherry	8	452	78			200	REMOVE	100	N/A	NO	N/A
38	Cornus Kousa	Kousa Dogwood	5	177	25			200	REMOVE	100	N/A	NO	N/A
39	Prunus sp	Dwarf Pine	8	452	81			200	REMOVE	100	N/A	NO	N/A
40	Cornus Kousa	Kousa Dogwood	8	254	84			200	REMOVE	100	N/A	NO	N/A
41	Prnus sp	Dwarf Pine	7	346	88			200	REMOVE	100	N/A	NO	N/A
42	Platanus occidentalis	Sycamore	11	855	100			400	REMOVE	100	N/A	NO	N/A
43	Prnus sp	Dwarf Pine	8	452	84			200	REMOVE	100	N/A	NO	N/A
44	Crataegus sp	Hawthorn	5	177	53			200	REMOVE	100	N/A	NO	N/A
45	Prnus sp	Dwarf Pine	7	346	84			200	REMOVE	100	N/A	NO	N/A
46	Platanus occidentalis	Sycamore	10	707	100			400	REMOVE	100	N/A	NO	N/A
47	Cornus kousa	Kousa Dogwood	5	177	86			200	REMOVE	100	N/A	NO	N/A
48	Pinus strobus	White Pine	8	452	75			200	REMOVE	100	N/A	NO	N/A
49	Cornus Kousa	Kousa Dogwood	7	346	78			200	REMOVE	100	N/A	NO	N/A
							TOTAL EX CREDIT:	4200	TOTAL	1			1000
STREET TREES OF ANY SIZE CRZ=1'DBH+1.5'RADIUS STREET TREES MAY HAVE PRIOR FCP CREDIT (Tree number must include F if previous FCP credit was assigned)								PREV. CREDIT					
17	Platanus occidentalis	Sycamore	8	452	91			400		100	1	NO	N/A
18	Platanus occidentalis	Sycamore	12	1017	59			400		100	1	NO	N/A
19	Platanus occidentalis	Sycamore	10	707	63			400		100	1	NO	N/A
20	Platanus occidentalis	Sycamore	12	1017	69			400		100	1	NO	N/A
21	Platanus occidentalis	Sycamore	10	707	75			400		100	1	NO	N/A
22	Platanus occidentalis	Sycamore	9	572	69			400		100	1	NO	N/A
23	Platanus occidentalis	Sycamore	9	572	69			400		100	1	NO	N/A
24	Platanus occidentalis	Sycamore	9	572	63			400		100	1	NO	N/A
25	Platanus occidentalis	Sycamore	8	452	78					0	N/A	NO	N/A
26	Platanus occidentalis	Sycamore	7	346	88					0	N/A	NO	N/A
27	Platanus occidentalis	Sycamore	3	64	100					0	N/A	NO	N/A
28	Platanus occidentalis	Sycamore	3	64	100					0	N/A	NO	N/A
29	Platanus occidentalis	Sycamore	7	346	88					0	N/A	NO	N/A
30	Platanus occidentalis	Sycamore	8	452	50					0	N/A	NO	N/A
31	Platanus occidentalis	Sycamore	3	64	100					0	N/A	NO	N/A
32	Ginkgo biloba	Ginkgo	4	113	97					0	N/A	NO	N/A
33	Ginkgo biloba	Ginkgo	6	254	81					0	N/A	NO	N/A
34	Quercus sp	Columnar White oak	13	1194	88					0	N/A	NO	N/A
35	Quercus sp	Columnar White oak	11	855	81					0	N/A	NO	N/A
							TOTAL EX CREDIT:	3200			8		
OFFSITE													
6	Acer rubrum	Red Maple	15	1590	91					100	1	NO	
7	Acer rubrum	Red Maple	12	1017	91					100	1	NO	
8	Acer rubrum	Red Maple	12	1017	91					100	1	NO	
9	Acer rubrum	Red Maple	13	1194	91					100	1	NO	
10	Acer rubrum	Red Maple	14	1385	91					100	1	NO	
50	Ulmus parvifolia	Chinese Elm	4	113	100					0	N/A	NO	
51	Ulmus parvifolia	Chinese Elm	5	177	100					0	N/A	NO	
52	Ulmus parvifolia	Chinese Elm	5	177	100					0	N/A	NO	
53	Ulmus parvifolia	Chinese Elm	4	113	100					0	N/A	NO	
54	Ulmus parvifolia	Chinese Elm	5	177	100					0	N/A	NO	
									Total of Site replacement:		6		
									MAXIMUM CRZ FC CREDIT AVAILABLE				1000
									TOTAL SIGNIFICANT REPLACEMENTS REQD				14

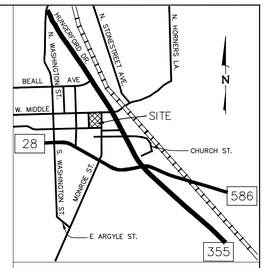
6600 S.F. OF FTPO CREDIT REMOVED (INCLUDING ONE TREE FOR 200 S.F. OF CREDIT NO LONGER EXISTS NOT SHOWN ON TREE LIST). 6600 S.F. TO BE MET VIA FEE IN LIEU.

14 REPLACEMENT TREES REQUIRED TO BE MET: 8 STREET TREES PLANTED FOR CREDIT AND 6 TO BE MET VIA FEE IN LIEU.



JUSTIFICATION FOR FEE-IN-LIEU PAYMENT

The afforestation requirement (6,600 s.f.) and the replacement tree requirement (6 trees) is to be met with the payment of a fee-in-lieu. Currently, the majority of the site is a parking lot and the remainder of the site includes a landscaped strip along the right of way. The project includes the removal of the parking lot and a multi-family residential project is proposed to be constructed. The proposed building meets Code requirements and covers the vast majority of the property. No area remains on-site to meet the forest conservation requirements. There are 14 replacement trees required and a 6,600 s.f. forest conservation requirement. The landscape strip contains a large number of trees that were planted as part of a forest conservation plan for a large section of downtown Rockville. This property is narrow and could not be developed to its allowed zoning and save the existing trees. The site constraints create a scenario where it would be not feasible to meet the needs of the development and meet the forest conservation requirements on-site, creating the need for fee-in-lieu. Street trees are being mitigated in the right of way.



VICINITY MAP
SCALE 1" = 2,000'

N
MCS

LEGEND

- SIGNIFICANT TREE
- CRITICAL ROOT ZONE
- LIGHT
- SANITARY SEWER
- STORM DRAIN
- WATER LINE
- GAS
- ELECTRIC LINE
- SUBJECT PROPERTY LINE
- PROPERTY LINE
- GUARDRAIL
- CURB & GUTTER
- CONCRETE
- LIMIT OF DISTURBANCE
- TREE CANOPY
- CONTOUR
- SIGN
- FIRE HYDRANT
- WATER METER
- STORM DRAIN STRUCTURE/ MANHOLE
- CLEAN OUT
- FIRE DEPT CONNECTION
- BIKE RACK
- TRASH CAN
- UTILITY BOX
- ELECTRIC VAULT
- BIKE LANE
- PARKING METER

CASE NUMBER 2025-54-PFCP

APPROVED BY
CITY OF ROCKVILLE
PLANNING AND
DEVELOPMENT SERVICES

10/13/2025
DATE SIGNED

Shawn Ryan
AS DIRECTED

10/13/2025
DATE APPROVED

PFCP approval does not represent a final approval. PFCP approval is intended to represent credit requirements for forest conservation and replacement requirements.

PFCP is not intended to represent final conditions for infrastructure, built elements, and other engineering details.

Final FCP must be adjusted from this approval to reflect any changes related to the site. Staff anticipate changes to the site that must be reflected on the Final FCP that may include but are not limited to the following:
-Street Sections, Tree Lawns, and Soil Panels
-Street Tree locations and quantities
-Infrastructure and Site Design
-Final Engineering
-Other

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
20 0 10 20 40
6.10 0 3.05 6.10 12.19
(IN METERS)
1 inch = 6.10 m.

Tree Note

Tree conditions shown here on are generally accurate based on visual observation per usual and customary practice in accord with State forest conservation legislation. The examination detail required to provide a comprehensive analysis of biological and structural health is beyond the scope of this investigation. Every condition that could possibly lead to tree or limb failure cannot always be detected. Trees are living organisms that may fail in many ways we do not fully understand. Conditions are often hidden within the trees and below the ground. It cannot be guaranteed that a tree will be healthy or safe under all circumstances, or for a specified period of time. Sometimes trees may appear "healthy", but may be structurally unsound. Condition ratings of trees are based solely on the opinion of MHG and may be inconsistent with the opinion of the City of Rockville Forestry Staff. MHG assumes no liability for injury or property damage that may occur as a result of tree failure on this property.

MHG
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
LAND PLANNING
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www.mhgpa.com

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FRANK C. JOHNSON
08/15/2025
DATE
RECOGNIZED AS QUALIFIED PROFESSIONAL BY MD DEPT. OF NATURAL RESOURCES COMAR 08.19.06.01

Qualified Professional Certification
I hereby certify that the information shown hereon is correct and that this plan has been prepared in accordance with the requirements of the existing state and city forest conservation legislation.

Comstock Companies Reston Station
1900 Reston Metro Plaza
10th Floor
Reston, VA 20190
rmdaugard@comstock.com

REVISIONS

NO.	DESCRIPTION	DATE

TAX MAP GR342 WSSC 218NW07

PLAT 20464

4TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

PARCEL 2-H

ROCKVILLE TOWN CENTER

PROJ. MGR	KJH
DRAWN BY	FCJ
SCALE	1"= 20'
DATE	03/20/2025

MOMENTUM AT ROCKVILLE STATION

PRELIMINARY FOREST CONSERVATION PLAN

L9.01

PROJECT NO.	24.271.11
SHEET NO.	1 OF 2

U:\24271\Dwg\FC_11_01.dwg, 1 of 2, 8/15/2025 4:47:27 PM, johnsfr, ARCH E1 (30.00 x 42.00 Inches), Copyright © 2025 Macris, Hendricks & Glascock, P.A.

Forest and Tree Preservation Ordinance Notes

NOVEMBER 2019

SEQUENCE OF EVENTS

The permittee is responsible for strict adherence to the sequence and details as outlined. During each stage of the project, forestry staff may provide additional direction based on site conditions, unforeseen circumstances, or approved revisions.

PRE-CONSTRUCTION

1. Permittee shall obtain a Forestry Permit (FTP) for the project and secure copies of the approved Forest Conservation Plan (FCP) for distribution to contractors. The Permittee is responsible for obtaining a Maryland Roadside Tree Permit if applicable. Contact Miss Utility at 1-800 257-7777.

2. The Permittee must coordinate and schedule an onsite preconstruction meeting with the following attendees: Permittee, Construction Superintendent, Maryland LTE/ISA Certified Arborist (if required by Forestry Department), the City Forestry Inspector, City Project Inspector, and City Sediment Control Inspector. The limits of disturbance must be staked and flagged prior to the preconstruction meeting. No land disturbance shall occur prior to this meeting. This includes, but is not limited to, the installation of tree protection fencing, sediment control measures, clearing, grading and tree stress reduction measures. The limits of disturbance will be reviewed, and tree protection and tree care measures will be discussed.

3. No land disturbance shall begin before stress-reduction measures as indicated on the approved FCP, or otherwise directed by the Forestry Inspector have been implemented and approved by Forestry Inspector. Measures not specified on the plan may be required as determined by the Forestry Inspector in consultation with the Permittee's MD LTE/ISA Certified Arborist. Appropriate stress-reduction measures may include, but are not limited to:
   a. Root pruning
   b. Crown reduction or pruning
   c. Watering
   d. Fertilizing
   e. Surface mulching
   f. Vertical mulching
   g. Root aeration matting

4. A professional with the dual credentials of Maryland Department of Natural Resources Licensed Tree Expert (LTE) and International Society of Arboriculture Certified Arborist (ISA CA) must perform all stress reduction measures. Documentation of these qualifications may be required. The measures must be done in accordance with *ANSI Standards for Tree Care Operations* (A300) and other industry best management practices. Implementation of the stress reduction measures must be observed by the Forestry Inspector or written documentation, including photographs must be sent via mail or email to the City Forestry Inspector.

5. Temporary tree protection devices, including signage, shall be installed per the approved Forest Conservation Plan, or as otherwise directed by the Forestry Inspector, and prior to any land disturbance. Tree protection fencing locations must be staked and flagged prior to the pre-construction meeting. The Forestry Inspector, in coordination with the City Sediment Control Inspector, may make field adjustments to increase the survivability of trees and forest shown as saved on the approved plan. The Permittee must contact the Forestry Inspector to schedule a follow up construction inspection after installing all tree protection measures and performing all stress reduction measures. Upon a satisfactory inspection by the Forestry Inspector and Sediment Control Inspector, a Notice to Proceed will be issued and clearing and grading can commence. Temporary tree protection devices may include:
   a. Chain link fence (four feet high)
   b. Super silt fence with wire strung between the support poles (minimum 4 feet high) with high-visibility flagging.
   c. 14 gauge 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.

6. The Permittee and contractor shall maintain the temporary tree protection devices for the duration of the project and the location must not be altered without prior approval of the Forestry Inspector. No equipment, trucks, materials, debris, or any other items may be stored within the tree protection fence areas during the entire construction project. No access beyond the fenced area will be permitted. Tree Protection fencing shall not be removed without prior approval of the Forestry Inspector.

7. Long term tree protection devices/techniques, as shown on the FCP or as directed by the Forestry Inspector may include but are not limited to:
   a. Root aeration systems
   b. Retaining walls
   c. Raised sidewalks
   d. Tunneling of utilities
   e. Pier and panel walls
   f. Porous pavers

DURING CONSTRUCTION

1. Periodic inspections at the discretion of the Forestry Inspector will occur during the construction project. Corrections and repairs to all tree protection devices and other protective measures, as determined by the Forestry Inspector, must be made within the timeframe established by the Forestry Inspector.
2. The Permittee must immediately notify the Forestry Inspector of any damage to trees, forests, understory, ground cover, and any other undisturbed areas shown on the plan. Remedial actions to the restore these areas will be determined by the Forestry Inspector and the corrective actions must be made within the timeframe established by the Forestry Inspector.
3. Failure to comply with the approved FCP or any direction of the City Forester's office is a violation of the Forest and Tree Preservation Ordinance (FTPO). Pursuant to Section 10.5-34 of the FTPO, a fine in the amount of $1,000 may be imposed for each violation. Each day a violation continues is a separate violation. In addition, a stop work order may be issued until the violation has been abated and the fine has been paid or an appeal has been filed pursuant to Section 10.5-35 of the FTPO. Additional punitive measures as stated under Section 10.5-34 of the FTPO may be imposed.

POST CONSTRUCTION

1. After construction is completed, the Permittee must request a final inspection in writing with the Forestry Inspector. At the final inspection, the Forestry Inspector may require additional corrective measures, which may include, but is not limited to:
   a. Removal and replacement of dead and dying trees
   b. Pruning of damaged, dead or declining limbs
   c. Surface mulching
   d. Soil aeration
   e. Fertilization
   f. Watering
   g. Wound repair
   h. Clean up of retention areas including trash removal
2. After the final inspection and completion of all corrective measures the Forestry Inspector will request all temporary tree and forest protection devices be removed from the site. Removal of tree protection devices that also operate for erosion and sediment control must be coordinated with both the City Sediment Control Inspector and the Forest Conservation Inspector. No additional grading, sodding, or burial may take place after the tree protection fencing is removed.

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. 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.

[1] See definitions section #9

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 ¼ 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.
      ii.

POST INSTALLATION

1. The Permittee shall notify the City Forestry Inspector IN WRITING when the planting is complete and request a post planting inspection. The inspection must include the Permittee, landscape contractor and Forestry Inspector. The maintenance and warranty period will not begin until the City Forestry Inspector has accepted ALL plantings.

2. Trees will be inspected for plant quality and proper planting in accordance with City specifications and nursery standards. Once the maintenance period has begun, the applicant is responsible for maintaining plant health in accordance with the signed Warranty and Maintenance Agreement.

3. Routine inspections will be conducted throughout the warranty period and the applicant will be notified in writing when corrective measures are required. Failure to complete the corrective measures by the given date may result in fines being issued, permits revoked, extension of warranty period or other punitive measures.

4. Such maintenance shall include when appropriate, but not necessarily be limited to:
   a. Weekly watering equal to 10 gallons per caliper measure of tree diameter. (ex: 2.5" caliper tree =25 gallons/week.) Documented drenching natural rainfall may substitute for weekly watering.
   b. Control of competing vegetation throughout the maintenance period as necessary.
   c. Fertilizing, as required by soil analysis.
   d. Pruning, mulching, tightening of strapping, resetting of plants to proper grades or upright position.
   e. Furnishing and applying pesticides or other items necessary to thwart damage from insects and disease.
   f. Providing protection measures such as fencing and interpretive signs as necessary, to prevent destruction or degradation of the plantingsite.
   g. Replacement of dead and dying trees. Survival standards contained in the State Forest Conservation Manual shall be followed for the protection and satisfactory establishment of forest where applicable.

   h. Eradicate, suppress and control non-native and invasive plant species during the maintenance period to the satisfaction of the City Forestry Inspector.
   i. Installing and maintaining devices to protect against wildlife damage.
   j. Removal of staking and strapping after six months, or as directed by the Forestry Inspector.

NON-NATIVE INVASIVE PLANT CONTROL:

1. The City of Rockville maintains a list of non-native and invasive plants for certain available on the City's website. The State of Maryland maintains a noxious weed list. The Permittee shall submit a Non-Native and Invasive Management Plan to the City Forestry Inspector for review and approval prior to the pre-planting meeting. Details to be included in the management plan are:
   a. Narrative and/or plan stating the location, type and amount of non-native and invasive plants present on the site.
   b. Proposed treatment measures and methods of control by plant type.
   c. Timing and frequency of treatments by plant type.
   d. Plan for seeding and/or re-planting following management/eradication treatment.
   e. Proposed signage type and locations for installing herbicide application notification signs.
   f. Copies of contractor certifications/pesticide licenses.

2. Contractor is responsible for complying with MDE, EPA and other government agency regulations as well as obtaining proper permits from these agencies as applicable. The Forestry inspector must be notified 48 hours in advance prior to commencing any and all treatments.

3. The Forestry Inspector will perform periodic inspections of the non-native and invasive treatments throughout the warranty and maintenance period. The applicant may be required to submit proof of treatment.

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]**.

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 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 (2.6)."

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 (30"), 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 ¼ 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.

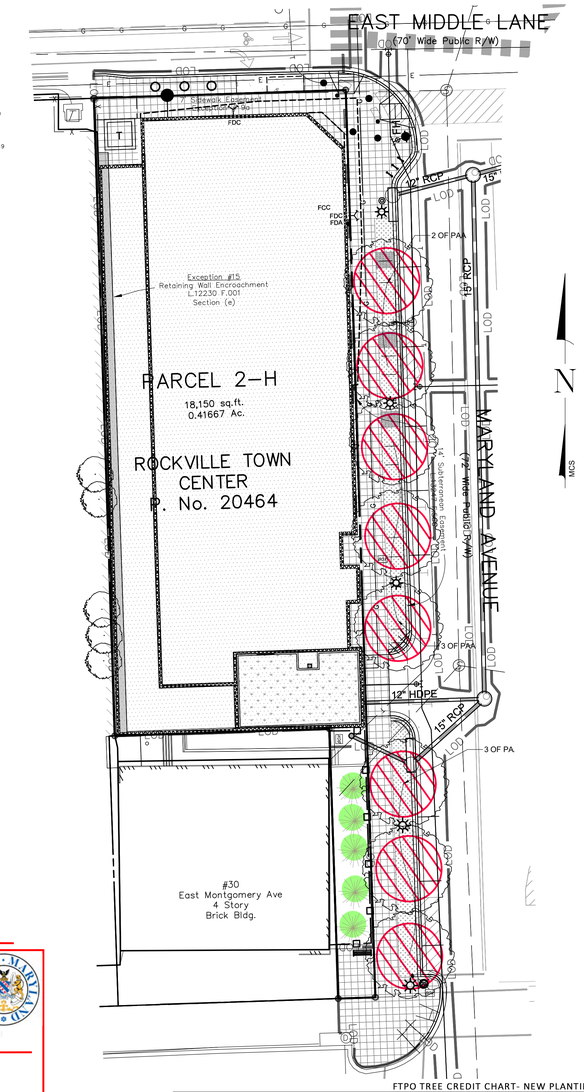
4.3 Topsoil
A topsoil sample with analysis from a certified testing laboratory and verification of source shall be submitted for approval to by the City Forestry Division before application. Separate documentation is required for each 100 cubic yards of topsoil unless otherwise approved by the City Forestry 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/SWES 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/SWES/specification.html for full details.

City of Rockville- NOVEMBER 2019



GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
20 0 10 20 40
6.10 0 3.05 6.10 12.19
(IN METERS)
1 inch = 6.10 m.

LEGEND

- LIGHT
- SANITARY SEWER
- STORM DRAIN
- WATER LINE
- GAS
- ELECTRIC LINE
- SUBJECT PROPERTY LINE
- PROPERTY LINE
- GUARDRAIL
- CURB & GUTTER
- LIMIT OF DISTURBANCE
- SIGN
- FIRE HYDRANT
- WATER METER
- STORM DRAIN STRUCTURE/ MANHOLE
- CLEAN OUT
- FIRE DEPT CONNECTION
- BIKE RACK
- TRASH CAN
- UTILITY BOX
- ELECTRIC VAULT
- BIKE LANE
- PARKING METER
- EX. FTPO CREDIT TO REMAIN
- PROPOSED STREET TREE FOR REPLACEMENT TREE CREDIT
- EXISTING TREE TO REMAIN

CASE NUMBER 2025-54-PFCP

APPROVED BY
CITY OF ROCKVILLE
PLANNING AND
DEVELOPMENT SERVICES

10/13/2025
DATE SIGNED

Shawn Ryan
AS DIRECTED

10/13/2025
DATE APPROVED

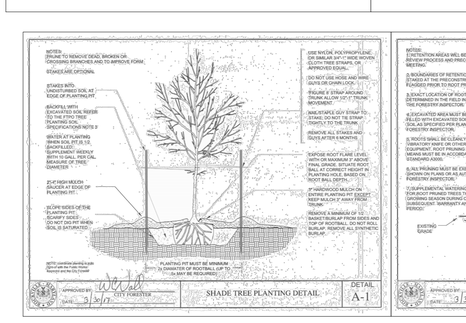
PFCP approval does not represent a final approval. PFCP approval is intended to represent credit requirements for forest conservation and replacement requirements.

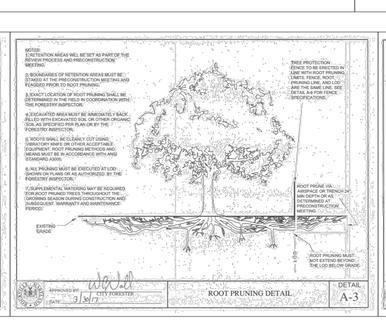
PFCP is not intended to represent final conditions for infrastructure, built elements, and other engineering details.

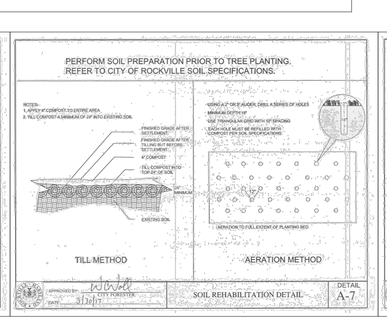
Final FCP must be adjusted from this approval to reflect any changes related to the site. Staff anticipate changes to the site that must be reflected on the Final FCP that may include but are not limited to the following:
-Street Sections, Tree Lawns, and Soil Panels
-Street Tree locations and quantities
-Infrastructure and Site Design
-Final Engineering
-Other

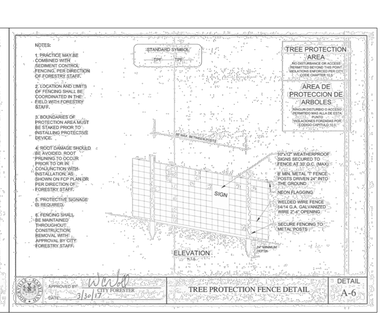
FTPO TREE CREDIT CHART- NEW PLANTINGS

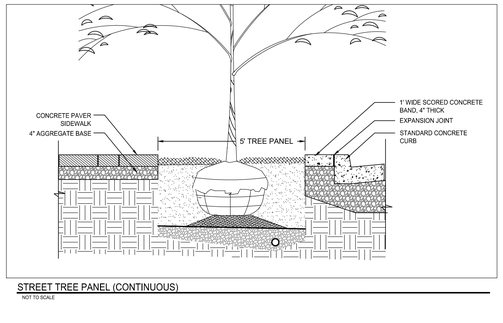
QUANTITY	Key	BOTANICAL NAME	COMMON NAME	SIZE (LG SHADE, MED SHADE, SM EG)	ROOT BALL TYPE	SIZE: CAL/HT	LANDSCAPE ONLY- NO FTO CREDIT	QUANTITY SIG. TREE REPLACEMENT ADJUSTMENT FC CREDIT (200 OR 400 SF)	FC CREDIT (200 OR 400 SF x 1 FC CREDIT)	FC CREDIT (200 OR 400 SF x TOTAL QUANTITY)
8	PAA	*Plantanus x acerifolia*	London plane tree	LG SHADE	B&B	2.5"	0	8	0	3200
					TOTALS		0	8	0	3200
FEE IN LIEU OPTION										SF











STREET TREE PANEL (CONTINUOUS)
NOT TO SCALE

MHG
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
LAND PLANNING
9220 Wightman Road, Suite 120
Montgomery Village, MD 20886
Phone: 301.670.0840
www.mhgpa.com

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FRANK C. JOHNSON
08/15/2025
DATE
RECOGNIZED AS QUALIFIED PROFESSIONAL BY MD DEPT. OF NATURAL RESOURCES
COMAR 08.19.06.01

Qualified Professional Certification
I hereby certify that the information shown hereon is correct and that this plan has been prepared in acc

Docusign Envelope ID: 32672FDC-557A-4E4C-8174-406E517D6784

City of Rockville

October 13, 2025

Mr. Kirk Salpini
SCG Development
8245 Boone Boulevard, Suite 640
Vienna, Virginia 22182

SUBJECT: 41 Maryland Avenue – Momentum at Rockville Center – Pre-Application Stormwater Management Concept Approval; PJT2025-00023, SMC2025-00005

Dear Mr. Salpini:

The Pre-Application Stormwater Management (SWM) Concept (Concept) received on April 1, 2025, for the above referenced site is conditionally approved. Staff has determined that the Pre-Application SWM Concept, as described below, achieves on-site Environmental Site Design (ESD) to the Maximum Extent Practicable (MEP). This Pre-Application SWM Concept approval establishes the minimum ESD as a P_E of 1.8-inches for this project which is 100 percent of the required ESD volume (ESD_V).

This site is 0.42 acres and is identified as Parcel 2-H of the Rockville Town Center situated at 41 Maryland Avenue, southwest corner of the intersection of E. Middle Lane and Maryland Avenue. The proposed development includes the construction of multi-family building. The property is located in the Rock Creek Watershed and is zoned PD-RCI (Mixed-Use Transit District). The on-site soils are predominately Urban Land which is classified as hydrologic soil group (HSG) D.

According to the Rockville City Code (Code), Chapter 19, Section 19-2 Definitions of the Rockville City 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 77 percent impervious.

In accordance with the Code, Chapter 19, Section 19-45, SWM is required for all new and replacement impervious area within the entire site area including all impervious area previously existing on the site that does not have SWM to current standards. According to the submitted Concept, the total limit of disturbance is 0.40 acres which is 95 percent of the site, and the on-site impervious area subject to SWM is 0.38 acres.

Per the Code, Chapter 19, Section 19-46, SWM also must be provided for imperviousness in a portion of the adjacent E. Middle Lane and Maryland Avenue Right-of-way (ROW). According to the submitted Concept, the total impervious area in the adjacent ROW subject to SWM is 0.28 acres.

Your proposed Pre-Application SWM Concept, as shown on the attachment, is summarized as follows:

ON-SITE SUMMARY

Proposed new or replacement impervious areas are summarized as:

- Multi-family building.

Total on-site impervious area subject to SWM = 0.38 acres.

Environmental Site Design Measures

- The Concept proposes to provide a minimum P_E = 1.8-inches equivalent to 100 percent of the required ESD_V in the following on-site measures:
  - One micro-bioretention planter box facility.

- Summary of ESD:
  - Total ESD_V provided = 2,387 cubic feet (cf.).
  - Total ESD_V required = 2,359 cf.
  - Percentage of ESD_V provided = 2,387 cf./2,359 cf. = 100 percent.

Structural Measures and/or Alternative Measures

This Pre-Application SWM Concept Approval does not approve the methods for providing SWM beyond establishing the percent ESD_V. Additionally, the Pre-Application SWM Concept does not grant approval of a Monetary Contribution Alternative Measure and the City may require additional SWM facilities to provide the entire ESD_V on-site. The Pre-Application SWM Concept proposes:

- Alternative Measures – Monetary contribution in-lieu of providing Qp_{10} for the 0.38 acres of on-site impervious area.

ROW SUMMARY

Structural Measures and/or Alternative Measures

The Pre-Application SWM Concept proposes:

- Alternative Measures – Monetary contribution in-lieu of providing WQ_V, Cp_V, and Qp_{10} for the 0.28 acres of impervious area in the adjacent ROW of E. Middle Lane and Maryland Avenue.

CONDITIONS OF APPROVAL

Staff has determined that ESD to the MEP has been met.

The next step in the City of Rockville (City) two-stage SWM Concept approval is submission of a Development SWM Concept for review and approval by the Department of Public Works (DPW) prior to Planning Commission approval of the Site Plan. In accordance with the Code,

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Chapter 19, Section 19-44, SWM must be provided by one of the following methods, which are listed in order of priority respectively: on-site ESD measures, on-site structural measures, and alternative measures which may include a monetary contribution.

This Pre-Application SWM Concept is conditionally approved subject to the following conditions, which must be addressed at the stages in the process as indicated below:

1) Submit a Development SWM Concept Plan, including the application and plan review fee. Include all plans, on 24-inches x 36-inches sheets, computations, and supporting documents signed and sealed by a Professional Engineer (PE) licensed in the State of Maryland, except as otherwise noted, and as outlined in the City SWM Concept Checklist.

   The submitted material must:
   a) Demonstrate, with sufficient details and computations, how ESD to the MEP, established by this approval, will be achieved on-site.
   b) Demonstrate, with sufficient details and computations, compliance with the full SWM requirements will be in accordance with the Code, Sections 19-43 and 19-44.
   c) Include horizontal and vertical information to support the design, including underdrain pipes and overflow structures, and conveyance to the proposed ESD facility.
   d) Provide information that demonstrates that the drainage area is safely conveyed to the ESD measure.
   e) Submit a revised SWM/Forestry Overlay Plan demonstrating compliance with the Concept approval and the Pre-FCP approval.
   f) Show and label preliminary SWM easements for all proposed SWM facilities. Easements should be sized to allow future inspection and maintenance.
2) Storage provided exceeding the amount required to treat the one-year, 24-hour design storm shall not be credited towards the water quality (ESD or structural) volume provided.
3) The City may require an underground structural measure in-lieu of providing full ESD. SWM Alternatives, including monetary contribution as a method to meet SWM requirements will be reviewed at the Development SWM Concept stage. Fee-in-lieu calculations associated with on-site areas should be presented separately from adjacent ROW areas.

This Pre-Application SWM Concept does not supersede or negate other required project approvals. The Concept approval does not approve the layout or density of the site. The Concept approval is contingent upon compliance of all other City and other governmental agency requirements including, but not limited to, Forestry, Traffic and Transportation, and Planning.

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

Docusign Envelope ID: 32672FDC-557A-4E4C-8174-406E517D6784

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.

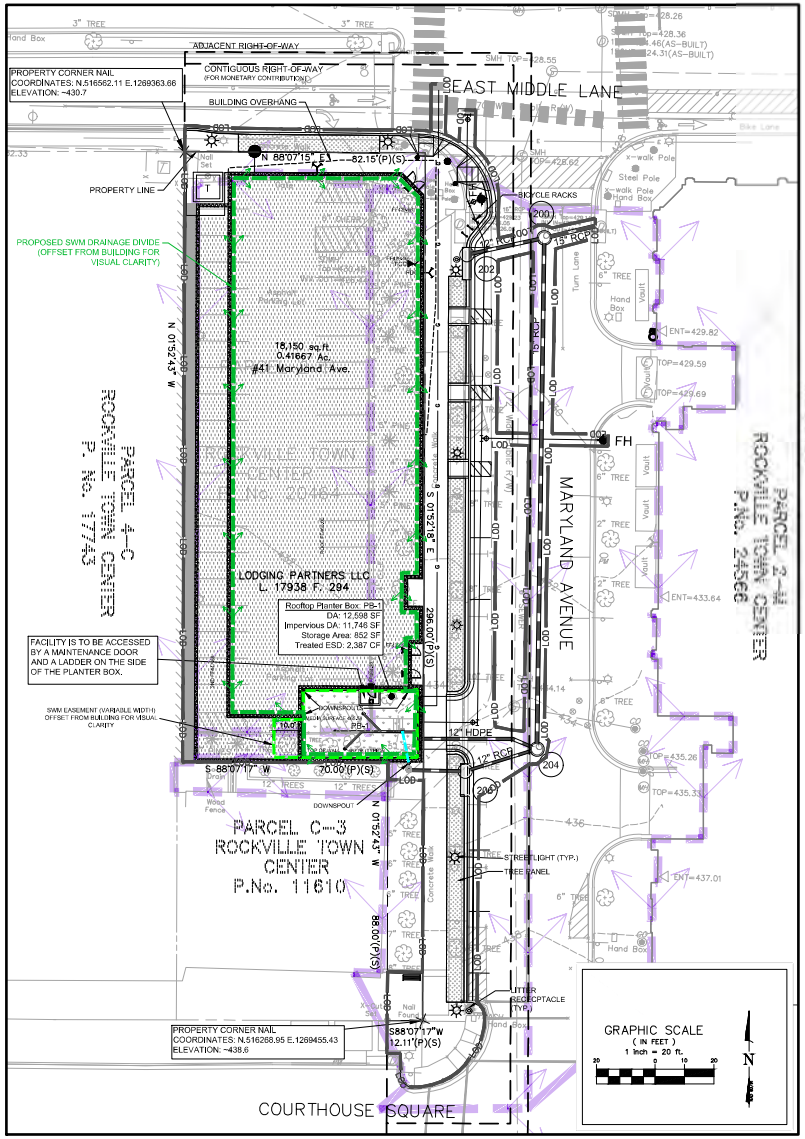
Sincerely,

John Scabis, P.E.
Chief of Engineering

JKS/DJW/kmc

Attachments: 41 Maryland Avenue – Pre-Application SWM Concept Plan, dated June 15, 2025.

cc: James Lapping, P.E., Engineering Supervisor
Shaun Ryan, Planning Supervisor
Christopher Davis, Principal Planner
Robert Demchak, Comstock 41 Maryland, L.L.C.
Kyle Hughes, Macris, Hendricks and Glascock, P.A.
Permit plan, SMC2025-00005, PJT2025-00023
Day file



SWM CONCEPT PLAN VIEW

LEGEND

EXISTING / PROPOSED

CONTOUR (1ft) — 370 / 370
CONTOUR (5ft) — 374 / 374
SPOT ELEVATION — 374.0 / + 74.0
CURB & GUTTER
SIDEWALK
ASPHALT
BUILDING WALL
BUILDING ROOF
ROOF
LIMITS OF DISTURBANCE — LOD
WATER LINE (DOMESTIC) — 8" W (DOM)
WATER LINE (FIRE) — 8" W (FIRE)
FIRE HYDRANT — FH
SEWER LINE — S
STORM DRAIN LINE — D
OVERHEAD UTILITY WIRES — OHW
GAS LINE — G
UNDERGROUND ELECTRIC — E
UNDERGROUND COMMUNICATIONS — C
EASEMENT
PROPERTY BOUNDARY
LIGHT POLE
SIGN
SWM EASEMENT
POST-DEVELOPMENT SWM DRAINAGE DIVIDE
PRE-DEVELOPMENT DRAINAGE DIVIDES
ROOFTOP PLANTER BOX FACILITY
STORMWATER OVERFLOW PATH
PERVIOUS PLANTING AREA

SWM CONCEPT SUMMARY TABLE

General Project Information - Rockville Town Center Parcel 2-H, N231
SMC# SMC2025-00005
Type of Concept: *Pre-Application Stormwater Concept Plan*
Development Review Process/Case No.: *PAM2025-00156*
Property Address: *41 Maryland Avenue, Rockville, MD 20850*
Property Legal Description: *Tax ID 03198603, Parcel N231, Deed Ref. 67628/00314*
Existing Property Size (ac./sq.ft.): *0.42 ac. / 18,150 sf*
Existing Impervious Area (ac./sq.ft.): *0.32 ac. / 13,885 sf*
Proposed Property Size (ac./sq.ft.): *0.42 ac. / 18,150 sf*
Total Concept Area (ac./sq.ft.): *0.40 ac. / 17,361 sf*
Zoning: *PD-RCI (equivalent zone, Mixed-Use Transit District Zone, MXTD)*
Watershed: *Cabin John Creek*
100 YR Floodplain: *n/a*
Ex. % impervious/Redevelopment or New Development: *76.5% / Re-Development*
On-Site Area Treatment Computations
Total Site Area: *0.42 ac. / 18,150 sf*
On-Site Disturbed Area: *0.40 ac. / 17,361 sf*
Percent of Site Disturbed Area: *96%*
Proposed Impervious Area (ac./sq.ft.): *0.38 ac. / 16,509 sf*
Total On-Site Impervious Area subject to SWM: *0.38 ac. / 11,746 sf*
Required P_E/Proposed P_E: *1.80 inches / 1.82 inches*
Target ESDv/Provided ESDv: *2,359 cu.ft. / 2,387 cu.ft.*
ESD Measures: *One Planter Box Micro-Bioretention*
Structural Storage Required/Provided: *0 cu. ft / 0 cu. ft*
Structural Measures: *N/A*
Op10 (10-Year Quantity Control) Measures: *Monetary Contribution*
Contiguous ROW Computations
Contiguous Right-of-Way Impervious Area: *0.28 ac. / 12,200 sf*
Contiguous Right-of-Way Contribution Area: *0.31 ac. / 13,718 sf*
Contiguous Right-of-Way LOD: *0.59 ac. / 25,388 sf*
Contiguous Right-of-Way Cpv (Channel Protection Volume) & WQv (Water Quality Volume) Measures: *Monetary Contribution*
Contiguous Right-of-Way Op10 (10-Year Quantity Control) Measures: *Monetary Contribution*

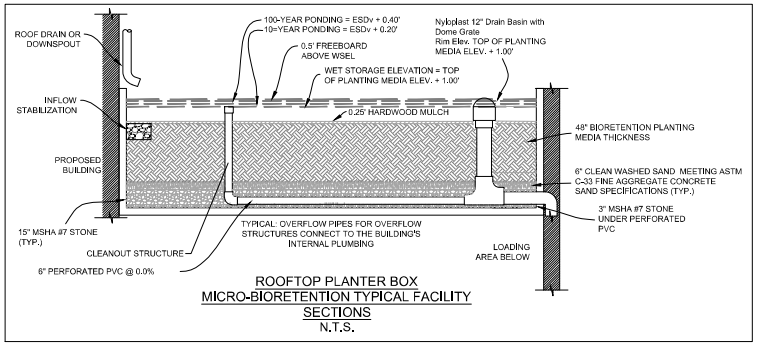
PAM SWM Concept - ESD System Summary Table — 6/18/2025

ESD Practice ID / Type	Total Area (sq. ft.)	Impervious Area (sq. ft.)	ESDv (cu. ft.) Total	ESDv (cu. ft.) Prvtd	Py Reqd	Py Prvtd	WQv (cu. ft.)	CPv (cu. ft.)	Qpv (cu. ft.)
Planter Box (PB-1)	12,598	11,746	2,427	2,387	—	2.56"	2,387	N/A	Fee in lieu
Area Not Treated	4,763	4,763	—	—	—	—			
Total Area	17,361	16,509	N/A	2,387	1.88	1.82"			
NOVA	18,718	12,200	Fee in lieu		—		Fee in lieu	Fee in lieu	Fee in lieu

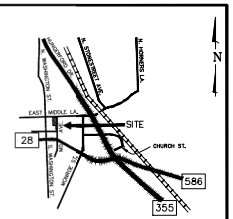
SOILS CHART

MAP UNIT SYMBOL	MAP UNIT NAME	HYDROLOGIC SOIL GROUP	PERCENT OF PROPERTY
400	URBAN LAND	D	100%

*See USDA NRCS Web Soil Survey for further details



ROOFTOP PLANTER BOX
MICRO-BIORETENTION TYPICAL FACILITY
SECTIONS
N.T.S.



VICINITY MAP
SCALE 1" = 2,000'

ENGINEER
MHGPA
9220 WIGHTMAN RD, SUITE 120
MONTGOMERY VILLAGE, MD 20886
KYLE HUGHES
WILLIS GAMMELL
301-670-0840
WGAMMELL@MHGPA.COM

OWNER
COMSTOCK 41 MARYLAND LLC
1900 RESTON METRO PLZ, 10TH FL
RESTON, VA 22182
ROBERT DEMCHAK
703-230-1985
RDEMCHAK@COMSTOCK.COM

APPLICANT
SCG DEVELOPMENT
8245 BOONE BLVD., SUITE 640
VIENNA, VA 22182
KIRK SALPINI
709-942-6610 EX.220
KAS@SCGDEVELOPMENT.COM

This Plan Is For Stormwater Management Only

PROFESSIONAL CERTIFICATION.
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, License No. 16905, Expiration Date: 04/21/2026.
STEPHEN CRUM
NAME

NO.	DESCRIPTION OF REVISION	P.E. INITIAL	DATE	DPW	DATE
				XX	XX

APPROVAL OF REVISIONS AFTER INTIAL PLAN APPROVAL

CONTACT "MISS UTILITY" AT WWW.MISSUTILITY.NET OR 1-800-257-7777 (OR 811) AT LEAST 48 WORKING DAYS PRIOR TO EXCAVATION

DESIGNED KJH
DRAFTED WDG
CHECKED SEC

DEPARTMENT OF PUBLIC WORKS
CITY OF
ROCKVILLE
111 MARYLAND AVE. ROCKVILLE, MARYLAND

Pre-Application Stormwater Management Concept
SMC2025-00005

ROCKVILLE TOWN CENTER
PARCEL 2-H
41 MARYLAND AVENUE
Election District NO.04 City of Rockville, Maryland

DATE SUBMITTED: 06/18/25
CITY IFB NUMBER

SCALE 1"=20'

SHEET NO. 1 OF 1

FILE #

Docusign Envelope ID: C98E32D3-FD9A-4FC3-8507-1E9C6B98E425

City of Rockville

October 6, 2025

Mr. Kirk Salpini
SCG Development
8245 Boone Boulevard, Suite 640
Vienna, Virginia 22182

SUBJECT: 41 Maryland Avenue – Momentum at Rockville Station – Water and Sewer Authorization, Capacity, and Service; WSA2025-00005, PJT2025-00023

Dear Mr. Salpini:

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

EXISTING CONDITIONS

The development project is located at 41 Maryland Avenue, Parcel 2-H of the Rockville Town Center subdivision within the Rock Creek sewershed. The existing lot is currently improved with a surface parking facility and adjoined by a 12-inch City water main and 10-inch sewer main located in the E Middle Lane Right-of-Way (ROW), and an eight-inch water main and a six-inch sewer main located in the Maryland Avenue ROW as shown on the attached exhibit (41 Maryland Avenue Exhibit) dated September 4, 2025. There are no existing water and sewer connections to the site.

DEVELOPMENT APPLICATION

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

- Existing Approved Use (PDP1994-0001E):
  - High-Rise Apartments – 117 dwelling units – 17,550 gallons per day (gpd)
  - Retail – 11,260 square feet – 777 gpd

- Proposed Use:
  - High-Rise Apartments – 147 dwelling units – 22,050 gpd

Docusign Envelope ID: C98E32D3-FD9A-4FC3-8507-1E9C6B98E425

According to your site plan and WSA application, water and sewer service connections to the existing infrastructure in the E Middle Lane and Maryland Avenue ROW, are proposed as follows:

- **Water** – The project proposes to install an eight-inch main extension in Maryland Avenue from the existing 12-inch water main in E Middle Lane to the existing eight-inch water main at the south side of the intersection of Maryland Avenue, Courthouse Square and East Montgomery Avenue and a connection to the proposed eight-inch main in Maryland Avenue. The project proposes to provide an interior meter and connection to the fire system.
- **Sewer** – The project proposes to install a connection to the existing 10-inch main in E Middle Lane.

FINDINGS

Adequate Public Facilities

The City's Adequate Public Facilities Ordinance (APFO) and the Rockville City Code (Code), Chapter 24 require water and sewer infrastructure to be assessed for adequacy whenever a proposed development is being considered for approval. A finding is required that public water and sewer facilities are adequate, which may include mitigating the impacts needed to comply with the level of service established in the Water and Sewer Adequacy Standards per the Code, Section 24-12. The water and sewer systems' hydraulic capacity are deemed adequate because the development does not increase the net wastewater flow greater than 10,000 gpd. This Water and Sewer Authorization is affiliated with the Rockville Town Center Planned Development, last amended by PJT2014-00003 and its corresponding WSA case, WSA2015-00002, which established an overall capacity for the five block planned development that also included 255 Rockville Pike on Parcel 2-F, Regal Row on Parcel 2-G, BLVD 44, and the Cambria Suites Hotel on Parcel 2-M and BLVD Ansel/ BLVD Lofts on Parcel 2-L. The Department of Public Works (DPW) finding as follows:

Water

- **Treatment Capacity** – The City's water supply, less a reasonable reserve for fire flow, is adequate for the proposed development.
- **Fire Flow** – A minimum fire-flow of 1,000 gallons per minute (gpm) is available from the eight-inch water main along Maryland Avenue and is adequate for the proposed development.

Sewer

- **Treatment Capacity** – The Blue Plains Wastewater Treatment Plant has adequate treatment capacity for the proposed development, and the City has adequate available treatment capacity in its allocation at the Blue Plains Wastewater Treatment Plant.
- **Transmission** – The City has determined that the existing Cabin John sewershed sewerage transmission has adequate capacity to serve the proposed development without mitigation of capacity deficiencies.

Service and System Integrity

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

- **System Redundancy** – The City's existing water system on Maryland Avenue is not looped.
- **Fire Hydrant Spacing** – The fire hydrant spacing along the water mains in E Middle Land and Maryland Avenue meets the recommended spacing of 300-feet on average.

Docusign Envelope ID: C98E32D3-FD9A-4FC3-8507-1E9C6B98E425

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

- **Sewer System** – The City's existing sewer system in E Middle Lane does not have adequate easement width for its excavation and maintenance.

CONDITIONS OF APPROVAL

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

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

  Water Mains
  The public water main proposed in Maryland Avenue shall be eight inches in diameter and comply with the Code, Chapter 24 and shall meet all requirements specified in the City's Water and Sewer Notes and the latest edition of Washington Suburban Sanitary Commission (WSSC) Standards and Specifications Section 02510 – Water Distribution System.

  Fire Hydrant
  The Applicant must construct two public fire hydrants located at an overall spacing of 300 feet on the proposed eight-inch main in Maryland Avenue to meet City's design standards for hydrant spacing and fire flow requirements. All public fire hydrants shall be located within the public ROW and shall not be located on dead end mains beyond service connections.

  Water Meters
  Water meters shall comply with the Code, Chapter 24. The water meter for the proposed development shall be located inside the building in a utility room adjacent to the Maryland Avenue ROW within an easement to the City, as approved by the Director of Public Works. The Applicant shall comply with the conditions of the Inside Water Meter Request Letter dated October 3, 2025. The meter's location shall provide adequate horizontal and overhead clearance for the City to maintain the infrastructure. The size and specific location of the water meter shall be determined during the final engineering phase. A water meter easement must be provided at no cost to the City and approved by the City Attorney. The easement must be recorded in the Montgomery County Land Records prior to DPW issuing a Public Works Permit (PWK).

  Water Service Connections
  The water service connection for the development shall connect to the water main in Maryland Avenue. The location and size of the new connection to the proposed water main must be in compliance with applicable section of the Code and must be approved and permitted by Inspection Services Division (ISD) and DPW at the final engineering phase.

  Water Infrastructure Location
  The water mains, fire hydrants, water meter (and associated easement), and water service connection location must be coordinated with the other public improvements within the ROW, including, but not limited to, street trees, streetlights, sewer house connections, and

Stormwater Management (SWM) facilities. The final location of the water mains, fire hydrants, water meters, valves, and water service connections will be reviewed, approved, and permitted by DPW and ISD at the final engineering phase.

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

  Sewer Mains
  As noted, DPW has determined that portions of the City existing sewer system do not have adequate area within ROW or easement for excavation and maintenance of the public main without potentially impacting private property. Therefore, the authorization to connect to and utilize the 10-inch main in E Middle Lane is dependent on the Applicant providing a seven-foot-wide easement to the City for the existing sewer main. The easement must be provided at no cost to the City and approved by the Office of the City Attorney. The easement must be recorded in the Montgomery County Land Records prior to DPW issuing a PWK.

  Sewer Connections
  Sewer cleanouts shall comply with the Code, Chapter 24. DPW permits must be issued prior to ISD issuing building permits. The location and size of the new connection must be in compliance with applicable section of the Code and must be approved and permitted by ISD and DPW at final engineering. The permitted work must be constructed, accepted by DPW, and placed into service prior to ISD issuing an occupancy permit for the building.

  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. The final location of the sewer mains, sewer cleanouts, and sewer service connections will be reviewed, approved, and permitted by DPW and ISD at the final engineering phase.

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

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

  The PWK covers the public water extension and water service connection from the water main to the building and the sewer connection from the sewer main to the ROW. The ISD Plumbing Permit covers the water service connection in the building, including the water meter and appurtenances, and the sewer connection from the ROW to the building, including the sewer cleanout and appurtenances.

  The Applicant must confirm that the size of proposed water and sewer connections are acceptable to the ISD.

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Easement Conditions

The Applicant must provide an easement to the City for the proposed water meter and existing sewer main. The easements must be provided at no cost to the City and approved by the City Attorney. The easement must be recorded in the Montgomery County Land Records prior to DPW issuing a PWK.

The sewer easement depicted on the Site Plan is conceptual and shall be finalized during the detailed engineering phase, subject to approval by DPW. In the event the proposed easement limits do not provide sufficient clearance from the building, including but not limited to its façade, canopy, and foundation, or as necessary to comply with Occupational Safety and Health Administration (OSHA) trench safety standards for sewer maintenance, the applicant shall propose mitigating measures and may be required to relocate the sewer to ensure the adequacy of clearances. The City recognizes that there are different methods and alignments that could be employed to meet design standards and the City will assist the Applicant to identify system improvements that mitigate any deficiency. Proposed mitigation must identify the location, pipe size, pipe slopes, and limits of the impacts. The Applicant will be required to obtain approvals and permits as detailed below. The mitigating measures must be constructed, accepted by DPW and placed into service, prior to DPW allowing the connection to and utilization of the existing system.

Capital Contribution

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

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

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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.

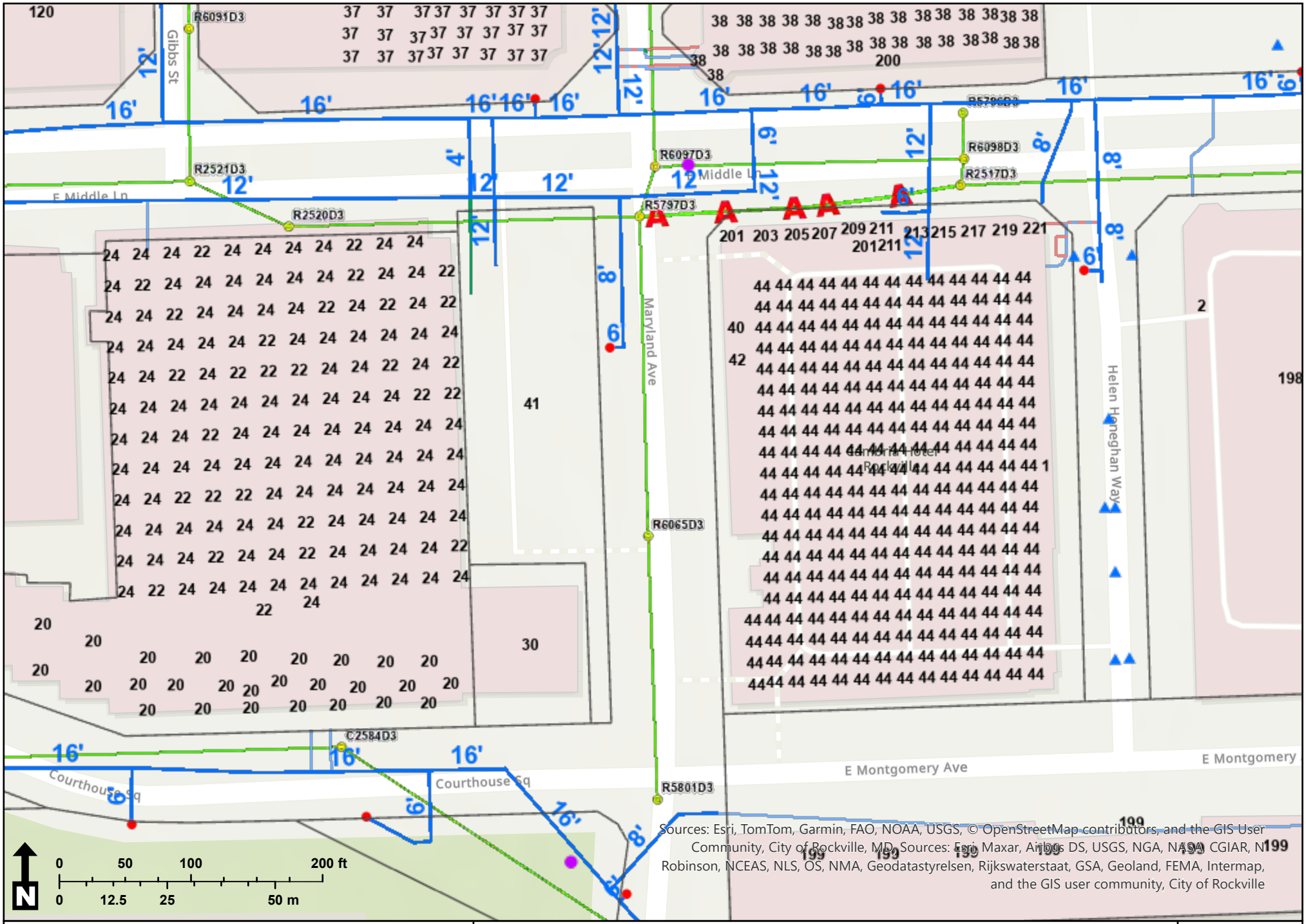
Sincerely,

John Scabis, P.E.
Chief of Engineering

JKS/DJW/ktt

Attachment: 41 Maryland Avenue – WSA Exhibit, dated September 4, 2025.

cc: James Lapping, P.E., Engineering Supervisor
Shaun Ryan, Planning Supervisor
Christopher Davis, Principal Planner
Kina Campbell, Chief of Inspection Services
Robert Demchak, Comstock 41 Maryland, L.L.C.
Kyle Hughes, Macris, Hendricks and Glascock, P.A.
Water and Sewer Authorization file
Permit plan, WSA2025-00005, PJT2025-00023
Day file



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, City of Rockville, MD, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, City of Rockville

City of Rockville
Rise Together

This drawing is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, or engineering schematic and it is not intended to be used as such. This drawing is a compilation of records, information and data developed and maintained in various City offices. Map layers were created from different sources at different scales, and the actual or relative geographic position of any feature is only as accurate as the source information.

41 Maryland Ave WSA Exhibit

DATE: September 4, 2025

AUTHOR: Author