



MAYOR AND COUNCIL

Meeting No. 18-25
Monday, July 14, 2025 - 5:30 PM

AGENDA

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

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

Translation Assistance

Individuals who wish to participate in-person at Mayor and Council meetings during Community Forum or Public Hearings and who may need assistance with translation service other than English, please contact the City Clerk's Office at 240-314-8280, 3 business days prior to the meeting date (the Wednesday before the Monday meeting) or email at cityclerk@rockvillemd.gov, or by using this form: <https://www.rockvillemd.gov/FormCenter/City-Clerk-11/Sign-Up-for-Translation-Assistance-at-Co-368>

In-Person Attendance

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

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

Viewing Mayor and Council Meetings

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

Participating in Community Forum & Public Hearings:

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

- Please email the comments to mayorandcouncil@rockvillemd.gov no later than 10:00 am on the date of the meeting.

If you wish to participate in-person or virtually in Community Forum or Public Hearings during the live Mayor and Council meeting:

1. Send your Name, Phone number, For Community Forum and Expected Method of Joining the Meeting (computer or phone) to mayorandcouncil@rockvillemd.gov no later than 10:00 am on the day of the meeting. Each speaker will receive 3 minutes.
2. Send your Name, Phone number, the Public Hearing Topic and Expected Method of Joining the Meeting (computer or phone) to mayorandcouncil@rockvillemd.gov no later than 10:00 am on the

day of the meeting.

3. On the day of the meeting, you will receive a confirmation email with further details, and two Webex invitations: 1) Optional Webex Orientation Question and Answer Session and 2) Mayor & Council Meeting Invitation.
4. Plan to join the meeting no later than approximately 20 minutes before the actual meeting start time.
5. Read for <https://www.rockvillemd.gov/DocumentCenter/View/38725/Public-Meetings-on-Webex> meeting tips and instructions on joining a Webex meeting (either by computer or phone).
6. If joining by computer, Conduct a WebEx test: <https://www.webex.com/test-meeting.html> prior to signing up to join the meeting to ensure your equipment will work as expected.

Participating in Mayor and Council Drop-In (Mayor Ashton and Councilmember Van Grack)

The next scheduled Drop-In Session will be held by phone or in-person on Monday, July 21 from 5:15-6:15 pm with Mayor Ashton and Councilmember Van Grack. Please sign up by 10 am on the meeting day using the form at:

<https://www.rockvillemd.gov/formcenter/city-clerk-11/sign-up-for-dropin-meetings-227>

1. **Convene - 5:30 PM**
2. **Pledge of Allegiance**
3. **Proclamation and Recognition - 5:35 PM**
 - A. Proclamation Declaring July 17, 2025, as Mattie J. T. Stepanek Peace Day in Rockville, Maryland
 - B. Proclamation Declaring July 26, 2025, as the 35th Anniversary of the Americans with Disabilities Act of 1990.
 - C. Proclamation Declaring July 2025, as Park and Recreation Month in Rockville
 - D. Certificate of Recognition to Recognize the Achievements of Jade LeSchack, University of Maryland CMNS 2025 Student Commencement Speaker
 - E. Certificates of Recognition for Student Achievers - Charles E. Smith Jewish Day School
 - F. Certificates of Recognition for Student Achievers - Julius West Middle School
 - G. Certificates of Recognition for Student Achievers - Richard Montgomery High School
 - H. Certificates of Recognition for Student Achievers - Thomas S. Wootton High School
4. **Agenda Review - 6:30 PM**
5. **City Manager's Report - 6:35 PM**
6. **Boards and Commissions Appointments and Reappointments - NONE**
7. **Community Forum - 6:40 PM**
8. **Special Presentations- 7:00 PM**

- A. Rockville Sister Cities Corporation FY25 Annual Presentation

9. Consent Agenda - 7:20 PM

- A. Consider adopting an Ordinance amending certain sections of Chapter 15 (Personnel) of the City Code
- B. Approval of Minutes

10. Public Hearing - 7:25 PM

- A. Public Hearing for PJT2025-00022, an Amendment to the approved Project Plan for 900 Rockville Pike to extend the Project Plan's implementation period.

11. Action Items - 7:55 PM

- A. Adoption of a Resolution for an Amendment to the approved Project Plan (PJT2025-0022) for 900 Rockville Pike to extend the Project Plan's Implementation Period

12. Worksession - 8:25 PM

- A. King Farm Farmstead Park Project Update and Program Concepts Review

13. Mock Agenda - 9:25 PM

- A. Mock Agenda

14. Old / New Business - 9:30 PM

15. Adjournment - 9:45 PM



MAYOR AND COUNCIL Meeting Date: July 14, 2025

Agenda Item Type: PROCLAMATION

Department: CITY CLERK/DIRECTOR OF COUNCIL OPERATIONS OFFICE

Responsible Staff: DANNY WINBORNE

Subject

Proclamation Declaring July 17, 2025, as Mattie J. T. Stepanek Peace Day in Rockville, Maryland

Department

City Clerk/Director of Council Operations Office

Recommendation

Staff recommends Mayor and Council read and approve the proclamation. The proclamation will be presented to the Mattie J.T. Stepanek Foundation President, Dr. Jeni Stepanek, Foundation Vice President Stacey MacKinnon, and others.

Discussion

Mattie J. T. Stepanek, who was a young poet and peacemaker hero, passed away on June 22, 2004, from a rare form of muscular dystrophy. Mattie's poems of peace and hope have touched millions of lives, and his "Heartsongs" continues to reach out to people of all ages around the world.

Mattie's family chose to live in Rockville, Maryland, and Mattie loved his neighbors in the King Farm Community and his many friends throughout the City. Shortly after Mattie's death, his friends and neighbors in King Farm established the Mattie J.T. Stepanek Foundation with the mission of spreading Mattie's message of hope and peace. Mattie's Foundation offers educational and recreational programs, activities, and resources that encourage peacemaking and support the understanding of peace for individuals and our world.

In 2014, a congressional resolution was passed to declare July 17 (Mattie's birthday) as "National Peace Day" to honor Mattie's life and peace legacy.

Special Event:

There is a special event to celebrate **Mattie's 35th Birthday on July 17, 2025**, to celebrate Mattie's birthday - with a **"Toast2Peace on Peace Day"** event at the **World of Beer in Downtown Rockville** - on his actual day of birth! **This event will take place from 5-8 pm EDT** and include entertainment (music, dance, comedy) and our traditional peace activities - including a 2025 community mosaic!

NBCNews4's Tommy McFly will be helping us emcee the event. Shortly before 7 pm - we will begin our "proclamation ceremony" - with brief Peace Day remarks from City, County, and State level representatives. We would like to have the Proclamations displayed at the Foundation and Peace Shop table throughout the event. Around 7 pm, we will have our inaugural virtual livestream (via Zoom) **Toast2Peace** in Mattie's honor – with neighbors in Canada, the UK, and other parts of our United States. We would like you to join us for this ceremony and purposeful "global clink!"

Mayor and Council History

Each year, the Mayor and Council declare Mattie T. J. Stepanek Peace Day in the City of Rockville.

Public Notification and Engagement



**Celebrating Mattie's
35th birthday
with an evening
of food & fun at
World of Beer**



WOB
WORLD OF BEER
BAR & KITCHEN



Toast2Peace on Peace Day

Entertainment & activities for all ages!

Thursday, July 17 (5-8 pm EDT)

"Global Clink" at 7 pm

FREE ENTRY - proclamations & toasts at 7 pm EDT
Portion of restaurant sales benefit Mattie's Foundation

World of Beer

196 E. Montgomery Ave, Rockville, MD

Indoor & outdoor seating

Family fun & entertainment ALL EVENING!

(music, comedy, dancing, facepainting, peace crafts...)

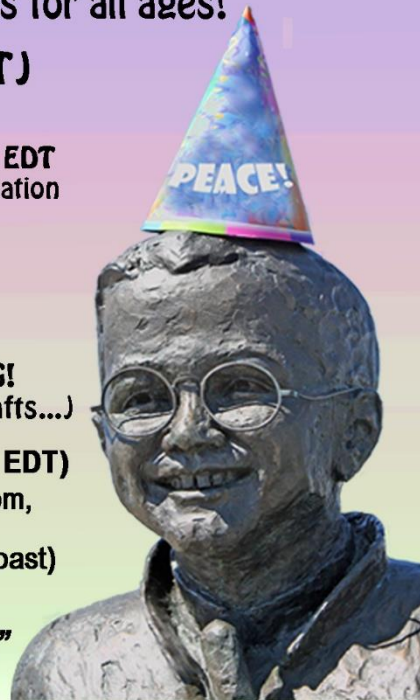
INTERNATIONAL LIVE STREAM TOAST (7p EDT)

with neighbors in Canada, the United Kingdom,
New York, California & more!

(visit website to learn how to join the VIRTUAL toast)

***"Raise a glass or grateful hands,
and connect with purpose - for peace!"***

MattiesPeaceFoundation.org



Attachments

Proclamation Declaring July 17, 2025, as Mattie J. T. Stepanek Peace Day in Rockville, Maryland
- July 14, 2025 Date



WHEREAS, Mattie J. T. Stepanek was an American poet, ambassador, and advocate for peace in our world; and

WHEREAS, at the age of 3, Mattie started to write poetry, which he referred to as his “Heartsongs,” enabling him to cope with a rare and fatal form of muscular dystrophy, a disease that also claimed the lives of his sister and two brothers; and

WHEREAS, the message contained in Mattie’s “Heartsongs” touched the lives of people around the world, reaching individuals of all ages, races, nationalities, faiths, abilities, and aspirations; and

WHEREAS, after his death on June 22, 2004, *Just Peace*, a collection of essays on peace and Mattie’s correspondence with former President Jimmy Carter, was published and awarded the Independent Publisher Gold Medal Award for the Outstanding Book of the Year in 2007 in the Peacemaker Category, and June 2024, marked the 20th anniversary of Mattie’s passing.

WHEREAS, the Stepanek family chose to live in Rockville, and Mattie loved his City, neighbors, and friends; and

WHEREAS, on October 18, 2008, the City of Rockville honored Mattie J. T. Stepanek for his remarkable contributions to his community and to people all over the world by naming 26 acres of park area in the King Farm community for him; and

WHEREAS, the Mattie J. T. Stepanek Foundation will host “Toast2Peace on Peace Day” celebrating Mattie’s 35th birthday on July 17, 2025, from 5:00 pm – 8:00 pm, at World of Beer - 196 E. Montgomery Ave., Rockville, MD.

NOW, THEREFORE, the Mayor and Council of the City of Rockville do hereby proclaim July 17, 2025, as Mattie J. T. Stepanek Peace Day and encourage all members of the community to recognize the many contributions of Mattie J. T. Stepanek by thinking gently, speaking gently, and living gently, the motto by which this courageous young man lived his life.




Monique Ashton, Mayor


Kate Fulton, Councilmember


Izola (Zola) Shaw, Councilmember


Barry Jackson, Councilmember


Marissa Valeri, Councilmember


David Myles, Councilmember


Adam Van Grack, Councilmember

July 14, 2025



MAYOR AND COUNCIL Meeting Date: July 14, 2025

Agenda Item Type: PROCLAMATION

Department: CITY CLERK/DIRECTOR OF COUNCIL OPERATIONS OFFICE

Responsible Staff: DANNY WINBORNE

Subject

Proclamation Declaring July 26, 2025, as the 35th Anniversary of the Americans with Disabilities Act of 1990.

Department

City Clerk/Director of Council Operations Office

Recommendation

Staff recommends that the Mayor and Council Read and approve the proclamation.

Discussion

The Americans with Disabilities Act (ADA) prohibits discrimination against people with disabilities in several areas, including employment, transportation, public accommodations, communications and access to state and local government programs and services.

The Americans with Disabilities Act was signed into law at the White House by President George H.W. Bush, on July 26, 1990.

The history of the American with Disabilities Act did not start there. It was a long time in the making.

There is an excellent article regarding the history of the Americans with Disabilities Act on the Disability Rights Education and Defense Fund website entitled "The History of the Americans with Disabilities Act – A Movement Perspective, written by Arlene Mayerson in 1992. Here are some excerpts from this article.

"The history of the ADA did not begin on July 26, 1990 at the signing ceremony at the White House. It did not begin in 1988 when the first ADA was introduced in Congress. The ADA story began a long time ago in cities and towns throughout the United States when people with disabilities began to challenge societal barriers that excluded them from their communities, and when parents of children with disabilities began to fight against the exclusion and segregation of their children. It began with the establishment of local groups to advocate for the rights of people with disabilities. It began

with the establishment of the independent living movement which challenged the notion that people with disabilities needed to be institutionalized, and which fought for and provided services for people with disabilities to live in the community.

The ADA owes its birthright not to any one person, or any few, but to the many thousands of people who make up the disability rights movement – people who have worked for years organizing and attending protests, licking envelopes, sending out alerts, drafting legislation, speaking, testifying, negotiating, lobbying, filing lawsuits, being arrested – doing whatever they could for a cause they believed in. There are far too many people whose commitment and hard work contributed to the passage of this historic piece of disability civil rights legislation to be able to give appropriate credit by name. Without the work of so many – without the disability rights movement – there would be no ADA.

The disability rights movement, over the last couple of decades, has made the injustices faced by people with disabilities visible to the American public and to politicians. This required reversing the centuries long history of “out of sight, out of mind” that the segregation of disabled people served to promote. The disability rights movement adopted many of the strategies of the civil rights movements before it.

Like the African-Americans who sat in at segregated lunch counters and refused to move to the back of the bus, people with disabilities sat in federal buildings, obstructed the movement of inaccessible buses, and marched through the streets to protest injustice. And like the civil rights movements before it, the disability rights movement sought justice in the courts and in the halls of Congress.

For the first time, the exclusion and segregation of people with disabilities was viewed as discrimination

The ADA, as we know it today, went through numerous drafts, revisions, negotiations, and amendments since the first version was introduced in 1988. Spurred by a draft bill prepared by the National Council on Disability, an independent federal agency whose members were appointed by President Reagan, Senator Weicker and Representative Coelho introduced the first version of the ADA in April 1988 in the 100th Congress.

The disability community began to educate people with disabilities about the ADA and to gather evidence to support the need for broad anti-discrimination protections. A national campaign was initiated to write “discrimination diaries.” People with disabilities were asked to document

daily instances of inaccessibility and discrimination. The diaries served not only as testimonials of discrimination, but also to raise consciousness about the barriers to daily living which were simply tolerated as a part of life. Justin Dart, Chair of the Congressional Task Force on the Rights and Empowerment of People with Disabilities, traversed the country holding public hearings which were attended by thousands of people with disabilities, friends, and families documenting the injustice of discrimination in the lives of people with disabilities.

The 1964 Civil Rights Act prohibited employment discrimination by the private sector against women and racial and ethnic minorities and banned discrimination against minorities in public accommodations. Before the ADA, no federal law prohibited private sector discrimination against people with disabilities, absent a federal grant or contract.

The job of the disability rights movement during the ADA legislative process was to demonstrate to Congress and the American people the need for comprehensive civil rights protections to eradicate fundamental injustice - to demonstrate not only how this injustice harms the individual subjected to it, but also how it harms our society.

A woman testified that when she lost her breast to cancer, she also lost her job and could not find another one as a person with a history of cancer. Parents whose small child had died of AIDS testified about how they couldn't find any undertaker that would bury their child.

At this Senate hearing and in all the many hearings in the House, members of Congress heard from witnesses who told their stories of discrimination. With each story, the level of consciousness was raised and the level of tolerance to this kind of injustice was lowered. The stories did not end in the hearing room. People with disabilities came from around the country to talk to members of Congress, to advocate for the Bill, to explain why each provision was necessary, to address a very real barrier or form of discrimination. Individuals came in at their own expense, slept on floors by night and visited Congressional offices by day. People who couldn't come to Washington told their stories in letters, attended town meetings and made endless phone calls.

While some in the media portray this new era as falling from the sky unannounced, the thousands of men and women in the disability rights movement know that these rights were hard fought for and are long overdue. The ADA is radical only in comparison to a shameful history of outright exclusion and segregation of people with disabilities. From a civil

rights perspective the Americans with Disabilities Act is a codification of simple justice.”

Much more information regarding the Americans with Disabilities Act can be found on these websites:

<https://www.dol.gov/general/topic/disability/ada#:~:text=The%20Americans%20with%20Disabilities%20Act,local%20government'%20programs%20and%20services.>

<https://www.ada.gov/law-and-regs/ada/>

Mayor and Council History

Mayor and Council present this proclamation annually.

Attachments

Attachment 1 - Proclamation Declaring July 26, 2025, as the 35th Anniversary of the Americans with Disabilities Act Month in Rockville, Maryland



WHEREAS, individuals with disabilities have suffered mistreatment, discrimination, indignities and humiliation for decades; and

WHEREAS, people with disabilities began to challenge societal barriers that excluded them from their communities, and when parents of children with disabilities began to fight against the exclusion and segregation of their children; and

WHEREAS, in the 1980's the movement to establish laws that protect individuals and groups with disabilities from unfair treatment, provide equal access to employment, allow equal access and provide special accommodations to public spaces, commercial facilities, and transportation, was organized and codified; and

WHEREAS, the **Americans with Disabilities Act** was signed into law by President George H.W. Bush on July 26, 1990, during a White House ceremony; and

WHEREAS, the **American with Disabilities Act (ADA)** prohibits discrimination against people with disabilities in several areas, including employment, transportation, public accommodations, communications and access to state and local government' programs and services; and

WHEREAS, the City of Rockville, Maryland, takes an active role in making our community more accessible to people with disabilities, by supporting and treating everyone with dignity and respect, and ensuring the rights of all residents to experience equality and freedom from discrimination.

NOW, THEREFORE, the Mayor and Council of the City of Rockville, Maryland, do hereby proclaim **July 26, 2025**, as the **35th Anniversary of the Americans with Disabilities Act** being placed into law.




Monique Ashton Mayor


Kate Fulton Councilmember


Izola (Zola) Shaw Councilmember


Barry Jackson Councilmember


Marissa Valeri Councilmember


David Myles Councilmember


Adam Van Grack Councilmember

July 14, 2025



MAYOR AND COUNCIL Meeting Date: July 14, 2025
Agenda Item Type: PROCLAMATION
Department: RECREATION & PARKS
Responsible Staff: CHRIS HENRY

Subject

Proclamation Declaring July 2025, as Park and Recreation Month in Rockville

Department

Recreation & Parks

Recommendation

Staff recommends Mayor and Council read and approve the Proclamation and present it to the Recreation and Parks Foundation President, and Recreation and Park Advisory Board Member Chip Boylan.

Discussion

Since 1985, people in the United States have celebrated Park and Recreation Month in July to promote building strong, vibrant, and resilient communities through the power of parks and recreation and to recognize the more than 160,000 full-time park and recreation professionals — along with hundreds of thousands of part-time and seasonal workers and volunteers — that maintain our country's local, state and community parks and programs. This year's theme — "Build Together Play Together" — celebrates those who maintain our country's close-to-home parks. Each July, we celebrate park and recreation professionals and how they improve the lives of tens of millions of people, making a lasting impact in communities across the country. Park and recreation programs are essential to community health and well-being, and help cultivate lifelong friendships, memories, and family bonds that people hold dear decades later. Through efforts by the National Recreation and Parks Association, the U.S. House of Representatives passed an official resolution for Park and Recreation Month in 2009 and introduced the resolution in 2017 and 2018.

The services that park and recreation professionals provide are vital for our communities — from protecting open spaces and natural resources to helping fight obesity and providing activities and resources for all people. Park and Recreation Month encourages everyone to reflect on the exponential value park and recreation professionals bring to communities.

Partnership Recognition

The city and the Recreation and Parks Foundation work together to improve Rockville parks and recreation programs each year. In 2015, the Rockville Recreation and Parks Foundation established the Community Achievement awards to acknowledge community members and

organizations for their generous contributions to improving lives in Rockville through recreation and parks. The 2025 Rockville Recreation and Parks Foundation Community Achievement award recipients are:

Joe Roach

Joe Roach has been a volunteer coach for the Rockville youth track & field program for more than 20 years, and he is fantastic! Joe coaches more than 100 students from kindergarten to 8th grade each spring and he has committed more than 2,000 volunteer hours during his tenure as a Rockville track coach. His team is so popular it is booked to capacity each year. It is impressive to watch Joe coach and develop runners of such a broad age range and skill levels. Joe is kind and caring as well as determined to develop the next generation of runners. Joe puts his heart and soul into coaching, and it pays off with how much the kids value and respect his guidance and leadership.

His runners always do exceptionally well, and many continue to pursue track once they move onto high school. Joe also volunteers to coach for the Mid-Atlantic Recreation and Parks Sports Alliance (MARPSA) end of season meet, which is the championship track meet in which the top runners from the Rockville program competes in a regional meet. It would make the sports staff the “happiest staff alive” if they could clone Joe Roach. Coach Roach is dedicated and passionate about giving back to the community. Thank you, Coach Roach, for your years of dedicated service to the youth of Rockville.

Marti Major

Marti has been a core volunteer at the Croydon Creek Nature Center since 2021, Marti has volunteered more than 100 hours of graphic design and art service to promote the nature center and educate the visitors. She has designed custom coloring sheets of our animal ambassadors that are free to the public. Her designs encourage not only creativity but contain an educational component for further learning. She has also transformed the Discovery Room into an incredible immersive area by painting a mural of the outdoors on the three walls. Her mural creates the illusion of being outdoors, surrounded by plants and wildlife all visitors would see around Croydon Creek. Her work has truly elevated the beauty and atmosphere of the center and countless guests have commented on her incredible work. Thank you, Marti Major, for your lasting contributions and sharing your talents with the Rockville community.

Congratulations to Joe Roach and Marti Major who are both worthy recipients of this year’s Community Achievement Award!

Mayor and Council History

A proclamation is presented each year and the Community Achievement awards have been presented to community members since 2015.

Public Notification and Engagement

The Recreation and Park Advisory Board, Rockville Recreation and Parks Foundation, and city staff work together to prepare the proclamation and the awards presentation.

Attachments

Proclamation Declaring July 2025, as Park and Recreation Month in Rockville, Maryland



WHEREAS park and recreation is an integral part of communities throughout this country, including Rockville, Maryland; and

WHEREAS park and recreation promotes health and wellness, improving physical and mental health, time spent in nature, positively impacts mental health by increasing cognitive performance and well-being, and alleviating illnesses such as depression, attention deficit disorders, and Alzheimer's; and

WHEREAS park and recreation encourages physical activities by providing space for sports, hiking trails, swimming pools and many other activities designed to promote active lifestyles; and

WHEREAS park and recreation programming and education activities, such as out-of-school time programming, youth sports, and environmental education, are critical to childhood development; and

WHEREAS park and recreation increases a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

WHEREAS park and natural recreation areas are fundamental to the environmental well-being and natural recreation areas provide adaptable infrastructure that makes our communities resilient in the face of natural disasters; and

WHEREAS the U.S. House of Representatives has designated July as Park and Recreation Month; and

WHEREAS the City of Rockville recognizes the benefits derived from park and recreation resources.

NOW THEREFORE, the Mayor and Council of Rockville Maryland, do hereby proclaim **July 2025**, as **Park and Recreation Month**, and urge everyone to take full advantage of our beautiful park and recreation facilities and amenities, now and throughout the year!




Monique Ashton, Mayor


Kate Fulton, Councilmember


Izola (Zola) Shaw, Councilmember


Barry Jackson, Councilmember


Mahsa Valeri, Councilmember


David Myles, Councilmember


Adam Van Grack, Councilmember

July 14, 2025



MAYOR AND COUNCIL Meeting Date: July 14, 2025
Agenda Item Type: PROCLAMATION AND RECOGNITION
Department: CITY CLERK/DIRECTOR OF COUNCIL OPERATIONS OFFICE
Responsible Staff: DANNY WINBORNE

Subject

Certificate of Recognition to Recognize the Achievements of Jade LeSchack, University of Maryland CMNS 2025 Student Commencement Speaker

Department

City Clerk/Director of Council Operations Office

Recommendation

Staff recommends that Mayor and Council recognize the achievements of Jade LeSchack, University of Maryland CMNS 2025 Student Commencement Speaker.

Discussion

The Mayor and Council and residents of the City of Rockville, Maryland, are happy to recognize the amazing achievements of Jade LeSchack, a standout student in the Design, Cultures, and Creativity (DCC) Honors Program at the University of Maryland, College of Computer, Mathematical, and Natural Sciences. Jade has distinguished herself with her Capstone project, *Black Creatives Matter*, which earned the Capstone Award for Creativity in Pursuit of Anti-Racist Justice.

Throughout her undergraduate career, Jade has been deeply engaged in quantum research. As a passionate advocate for quantum computing, Jade has actively participated in and organized quantum hackathons across the globe. Jade's leadership extends beyond the lab. In her first semester at the University of Maryland, Jade founded the Undergraduate Quantum Association, creating a hub for students interested in quantum science and technology.

Jade is a member of the Omicron Delta Kappa National Leadership Honors Society. In the fall of 2025, Jade will begin a Ph.D. program in Physics at the University of Southern California, continuing her mission to make quantum science accessible and inclusive for the next generation.

Congratulations Jade!

Mayor and Council History

This is the first time the Mayor and Council have recognized a student with such achievements from the University of Maryland.

Attachments

ATTACHMENT 1 - Certificate of Recognition - Jade LeSchack - UMD-CMNS 2025 Student Commencement Speaker



CERTIFICATE OF RECOGNITION

Mayor and Council are Honored to Recognize

The University of Maryland

College of Computer, Mathematics, and Natural Science

2025 Student Commencement Speaker

JADE LESCHACK

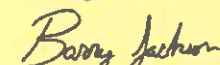
The Mayor and Council and residents of the City of Rockville, Maryland, are happy to recognize the amazing achievements of Jade LeSchack, a standout student in the Design, Cultures, and Creativity (DCC) Honors Program at the University of Maryland, College of Computer, Mathematical, and Natural Sciences. Jade has distinguished herself with her Capstone project, *Black Creatives Matter*, which earned the Capstone Award for Creativity in Pursuit of Anti-Racist Justice. Throughout her undergraduate career, Jade has been deeply engaged in quantum research. As a passionate advocate for quantum computing, Jade has actively participated in and organized quantum hackathons across the globe. Jade's leadership extends beyond the lab. In her first semester at the University of Maryland, Jade founded the Undergraduate Quantum Association, creating a hub for students interested in quantum science and technology. Jade is a member of the Omicron Delta Kappa National Leadership Honors Society. In the fall of 2025, Jade will begin a Ph.D. program in Physics at the University of Southern California, continuing her mission to make quantum science accessible and inclusive for the next generation. Congratulations Jade. We wish you much success in the future!




Monique Ashton, Mayor


Kate Fulton, Councilmember


Izola (Zola) Shaw, Councilmember


Barry Jackson, Councilmember


Mahssa Valeri, Councilmember


David Myles, Councilmember


Adam Van Grack, Councilmember

July 14, 2025



MAYOR AND COUNCIL Meeting Date: July 14, 2025
Agenda Item Type: PROCLAMATION AND RECOGNITION
Department: CITY CLERK/DIRECTOR OF COUNCIL OPERATIONS OFFICE
Responsible Staff: DANNY WINBORNE

Subject

Certificates of Recognition for Student Achievers – Charles E. Smith Jewish Day School

Department

City Clerk/Director of Council Operations Office

Recommendation

Staff recommends that the Mayor and Council recognize and celebrate the 2025 Student Achievers from the Charles E. Day Jewish Day School

Discussion

The Mayor and Council of Rockville, Maryland, congratulate the Girls Varsity Basketball Team on their Potomac Valley Athletic Conference (PVAC) 2024-2025 Season Championship win. This is the 4th straight year playing in the championship game. With an 18-6 overall record and a 13-3 conference record, you persevered during the Conference against a team you lost to twice during the regular season.

Name of Team Players:

Brielle Bassin
Maiya Blumenthal
Jordana Dauber
Gigi Gordon
Shalvah Lazarus
Aliza Lesser
Liana Lesser
Talía Loeffler
Ella Longman
Amalia Netter
Gila Safra
Caroline Salz
Josie Silverberg
Yarden Wilkenfeld
Nolyn Ziman

Name of Coaches:

Becky Silberman
Dani Bernstein

Please see attached certificates to be presented.

Mayor and Council History

Mayor and Council routinely recognize and celebrate student achievers from Rockville Schools.

Attachments

ATTACHMENT 1 - Charles E. Smith Jewish Day School PVAC Championship - 2025 Girls Basketball Team



The City of Rockville Mayor and Council

Congratulate the Charles E. Smith Jewish Day School Girls Basketball Team on Their 2024-2025 PVAC Championship Win!

The Mayor and Council of Rockville, Maryland, congratulate the Girls Varsity Basketball Team on their Potomac Valley Athletic Conference (PVAC) 2024-2025 Season Championship win. This is the 4th straight year playing in the championship game. With an 18-6 overall record and a 13-3 conference record, you persevered during the Conference against a team you lost to twice during the regular season. Congratulations on your Championship Win!


Monique Ashton, Mayor
Kate Fulton, Councilmember
Izola (Zola) Shaw, Councilmember
Barry Jackson, Councilmember
Marissa Valeri, Councilmember
David Myles, Councilmember
Adam Van Grack Councilmember

July 14, 2025



MAYOR AND COUNCIL Meeting Date: July 14, 2025
Agenda Item Type: PROCLAMATION AND RECOGNITION
Department: CITY CLERK/DIRECTOR OF COUNCIL OPERATIONS OFFICE
Responsible Staff: DANNY WINBORNE

Subject

Certificates of Recognition for Student Achievers – Julius West Middle School

Department

City Clerk/Director of Council Operations Office

Recommendation

Staff recommends that the Mayor and Council recognize and celebrate the 2025 Student Achievers from Julius West Middle School.

Discussion

The Mayor and Council are pleased to recognize and celebrate the outstanding work of student achievers in Rockville schools.

Chloe Robertson received national recognition for her music achievements. She was recently featured on 60 Minutes with an elite group of young musicians who were members of the youth Marine Corps Band. Chloe played at the Kennedy Center in the prestigious **NSO (National Symphony Orchestra) Youth Fellows** event.

Two Julius West students win the **NJHS (National Junior Honor Society) Outstanding Achievement Award**. This award is given to just 500 students nationally who exemplify scholarship, leadership, citizenship, character, and service. Our winners were **Shibani Mishra** and **Madison Shieh**.

At C-Span's 21st Annual Student Documentary Competition, **Shibani Mishra** received the **3rd PRIZE MIDDLE SCHOOL WINNER: 8th Grade - [Who's In Charge Here?](#)**, about the lack of turnout in local elections.

Julius West, teacher, **Mr. Jeong H. Lee** served as an advisor to the students.

Please see attached certificates to be presented.

Mayor and Council History

Mayor and Council routinely recognize and celebrate student achievers from Rockville Schools.

Attachments

ATTACHMENT 1 - National Junior Honor Society Outstanding Achievement Award - Shibani Mishra - Julius West Middle School - Spring 2025, ATTACHMENT 2 - National Junior Honor Society Outstanding Achievement Award - Madison Shieh - Julius West Middle School - Spring 2025, ATTACHMENT 3 - Certificate of Recognition -Shibani Mishra 3rd-Prize Winner C-SPAN's 21st Annual Student Documentary Competition StudentCam, ATTACHMENT 4 - Certificate of Recognition -Jeong Lee - Advisor - C-SPAN's 21st Annual Student Documentary Competition Student Cam 2025



The City of Rockville Mayor and Council

Celebrate and Honor

SHIBANI MISHRA

**NATIONAL JUNIOR HONOR SOCIETY
OUTSTANDING ACHIEVEMENT AWARD WINNER**

The City of Rockville Mayor and Council recognize and celebrate Shibani Mishra for receiving this distinction. The National Junior Honor Society Outstanding Achievement Award recognizes middle-level students for their commitment to the five pillars of NJHS: Scholarship, Service, Leadership, Character, and Citizenship. Students selected for the Outstanding Achievement Award receive a \$500 college savings plan to support their educational aspirations. Winning this award is a remarkable achievement. We wish you continued success with all your future academic endeavors!



 Kate Fulton, Councilmember	 Izola (Zola) Shaw, Councilmember
 Barry Jackson, Councilmember	 Marissa Valeri, Councilmember
 David Myles, Councilmember	 Adam Van Grack, Councilmember

July 14, 2025



The City of Rockville Mayor and Council

Celebrate and Honor

MADISON SHIEH

**NATIONAL JUNIOR HONOR SOCIETY
OUTSTANDING ACHIEVEMENT AWARD WINNER**

The City of Rockville Mayor and Council recognize and celebrate Madison Shieh for receiving this distinction. The National Junior Honor Society Outstanding Achievement Award recognizes middle-level students for their commitment to the five pillars of NJHS: Scholarship, Service, Leadership, Character, and Citizenship. Students selected for the Outstanding Achievement Award receive a \$500 college savings plan to support their educational aspirations. Winning this award is a remarkable achievement. We wish you continued success with all your future academic endeavors!



 Kate Fulton, Councilmember	 Izola (Zola) Shaw, Councilmember
 Barry Jackson, Councilmember	 Marissa Valeri, Councilmember
 David Myles, Councilmember	 Adam Van Grack, Councilmember

July 14, 2025



CERTIFICATE OF RECOGNITION

The Mayor and Council are Honored to Recognize

SHIBANI MISHRA

3rd Prize Winner

C-SPAN's 21st Annual

Student Documentary Competition

**The Mayor and Council of Rockville, Maryland,
Congratulate Shibani Mishra, 8th Grade Student
Julius West Middle School, Rockville, Maryland
for the documentary project:**

Who's In Charge Here?

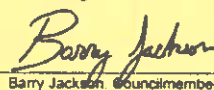
This is a Remarkable Accomplishment!




Monique Ashton, Mayor


Kate Fulton, Councilmember


Izola (Zola) Shaw, Councilmember


Barry Jackson, Councilmember


Mahsa Valen, Councilmember


David Myles, Councilmember


Adam Van Grack, Councilmember

July 14, 2025



CERTIFICATE OF RECOGNITION

The Mayor and Council are Honored to Recognize

JEONG H. LEE

Advisor

C-SPAN's 21st Annual

Student Documentary Competition

**The Mayor and Council of Rockville, Maryland,
Congratulate Mr. Jeong H. Lee, Teacher at
Julius West Middle School, Rockville, Maryland
for advising and supporting the student projects.**

Who's In Charge Here?

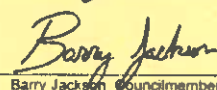
This is a Remarkable Accomplishment!

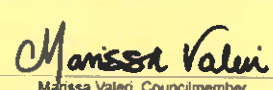



Monique Ashton, Mayor


Kate Fulton, Councilmember


Izola (Zola) Shaw, Councilmember


Barry Jackson, Councilmember


Marissa Valeri, Councilmember


David Myles, Councilmember


Adam Van Grack, Councilmember

July 14, 2025



MAYOR AND COUNCIL Meeting Date: July 14, 2025
Agenda Item Type: PROCLAMATION AND RECOGNITION
Department: CITY CLERK/DIRECTOR OF COUNCIL OPERATIONS OFFICE
Responsible Staff: DANNY WINBORNE

Subject

Certificates of Recognition for Student Achievers – Richard Montgomery High School

Department

City Clerk/Director of Council Operations Office

Recommendation

Staff recommends that the Mayor and Council recognize and celebrate the 2025 Student Achievers from Richard Montgomery High School.

Discussion

The following Student Achievers are from Richard Montgomery High School:

National Merit Scholars:

- **Sujit Hegde**, Molecular Biology
- **Yash G. Maniar**, Finance
- **Zidane Sheng**, Public Health
- **Caroline Zhou**, Finance

Montgomery County Alliance of Black School Educators (MCABSE) Distinguished African American Scholar Awards

- **Audrey Oppong**, Richard Montgomery High School

2025 Regeneron Science Talent Search (STS), one of the nation's most rigorous science and engineering competitions. The scholars were chosen from thousands of applicants across the country. Among those chosen:

- **Naima Aubry-Romero**, a senior at Richard Montgomery High School, whose research models, analyzes, and predicts COVID-19 dynamics with interacting subpopulations using physics-informed neural networks.
- **Iden Han**, a senior at Richard Montgomery High School, explores the roles of piezo and YAP in nephrocyte pressure response using the Atlas Pressure Device.

C-SPAN's 2025 StudentCam Competition Award Winners

- Richard Montgomery - **Isabel Woldeab** and **Chloe Yang** for the documentary, “Farms of the Future,” about farm subsidies and their environmental impact.
- **Lucas Hahn**, a student at Richard Montgomery High School, and Amy Yuan, a student at Winston Churchill High School in Potomac, for the documentary, “[Broken by Design: The Flaws of America’s Healthcare System.](#)”

Richard Montgomery High School -- State Championship at the Maryland State Wrestling Championships (**Isisah Womack**)

Richard Montgomery High School – Maryland State Volleyball Player of the Year (**Ema Djordjevic**)

Please see attached certificates to be presented.

Mayor and Council History

Mayor and Council routinely recognize and celebrate student achievers from Rockville Schools.

Attachments

ATTACHMENT 1 - 2025 National Merit Scholar Yash G. Maniar, ATTACHMENT 2 - 2025 Regeneron Science Talent Search (STS) Scholarship Recipient - Naima Aubry-Romero, ATTACHMENT 3 - Certificate of Recognition - Chloe Yang 3rd-Prize Winner C-SPAN's 21st Annual Student Documentary Competition StudentCam, ATTACHMENT 4 - Certificate of Recognition - Isisah Womack - MARYLAND STATE WRESTLING TITLE- 2025



The Mayor and Council
City of Rockville
Celebrate and Honor

NATIONAL MERIT SCHOLAR

YASH G. MANIAR

FINANCE

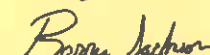
The City of Rockville Mayor and Council recognize and salute Richard Montgomery High School Student Scholar Yash G. Maniar for the achievement as a National Merit Scholar. Winners are chosen based on their abilities, skills, and accomplishments, without regard to gender, race, ethnic origin, or religious preference. Scholarship recipients are the candidates judged to have the greatest potential for success in rigorous college studies and beyond. Congratulations on this amazing achievement!




Monique Ashton, Mayor


Kate Fulton, Councilmember


Izola (Zola) Shaw, Councilmember


Barry Jackson, Councilmember


Marissa Valeri, Councilmember


David Myles, Councilmember


Adam Van Grack, Councilmember

July 14, 2025



The City of Rockville
Mayor and Council
Celebrate and Honor

NAIMA AUBRY-ROMERO

Richard Montgomery High School
2025 Regeneron Science Talent Search (STS)
Scholarship Winner

The City of Rockville Mayor and Council recognize and celebrate Naima Aubry-Romero, a senior at Richard Montgomery High School, for receiving this scholarship. Naima generated research models that analyze and predict COVID-19 dynamics with interacting subpopulations using physics-informed neural networks. Regeneron Science Talent Search (STS) scholars are chosen from thousands of applicants across the country. This is a remarkable achievement. We wish Naima continued success with all future academic endeavors!



 Kate Fulton, Councilmember	 Monique Ashton, Mayor
 Barry Jackson, Councilmember	 Izola (Zola) Shaw, Councilmember
 David Myles, Councilmember	 Marissa Valeri, Councilmember
	 Adam Van Grack, Councilmember

July 14, 2025



CERTIFICATE OF RECOGNITION

The Mayor and Council are Honored to Recognize

CHLOE YANG

3rd Prize Winner

C-SPAN's 21st Annual

Student Documentary Competition

**The Mayor and Council of Rockville, Maryland,
Congratulate Chloe Yang, 9th Grade Student
Richard Montgomery High School, Rockville, MD
for the documentary project:**

Farms of the Future

This is a Remarkable Accomplishment!




Monique Ashton, Mayor


Kate Fulton, Councilmember


Izola (Zola) Shaw, Councilmember


Barry Jackson, Councilmember


Mahssa Valen, Councilmember


David Myles, Councilmember


Adam Van Grack, Councilmember

July 14, 2025



The City of Rockville Mayor and Council

Congratulate

ISISAH WOMACK

MARYLAND STATE 2025 WRESTLING TITLE WINNER

Richard Montgomery High School Junior Captain Isisah Womack finished off an incredible season with a Wrestling State Title at 138 lbs. weight class. Isisah is a multisport athlete (football) who also excels academically with a 3.0 GPA. Kudos to Isisah, who was 40-0 on the season, and also won his 100th wrestling match! The Mayor and Council of Rockville, Maryland, congratulate Isisah's outstanding academic and athletic journey. We celebrate and recognize Isisah's success and wish him many more successes in the future!




Monique Ashton, Mayor


Kate Fulton, Councilmember


Izola (Zola) Shaw, Councilmember


Barry Jackson, Councilmember


Marissa Valeri, Councilmember


David Myles, Councilmember


Adam Van Grack, Councilmember

July 14, 2025



MAYOR AND COUNCIL Meeting Date: July 14, 2025
Agenda Item Type: PROCLAMATION AND RECOGNITION
Department: CITY CLERK/DIRECTOR OF COUNCIL OPERATIONS OFFICE
Responsible Staff: DANNY WINBORNE

Subject

Certificates of Recognition for Student Achievers – Thomas S. Wootton High School

Department

City Clerk/Director of Council Operations Office

Recommendation

Staff recommends that the Mayor and Council recognize and celebrate the 2025 Student Achievers from Thomas S. Wootton High School.

Discussion

The following student achievers are from Thomas S. Wootton High School.

National Merit Scholars:

- **Kent Zhang**, Engineering

Montgomery County Alliance of Black School Educators (MCABSE) Distinguished African American Scholar Awards

- **Teramoluwa Taiwo**, Thomas S. Wootton High School

Students Selected for the National Association for Music Education 2025 All-Eastern Honors Ensembles

Thomas S. Wootton High School

- **Naysa Mustafa**, soprano, Treble Choir
- **Katie Hwang**, viola, Orchestra
- **Mason Lee**, double bass, Orchestra
- **Liam Silberhorn**, violin, Orchestra
- **Matthew Shoyket**, trombone, Concert Band

Wootton High School -- State Championship at the Maryland State Swimming Championships
(**Anna Nishnianidze and Tyler Coapstick**)

Please see attached certificates to be presented.

Mayor and Council History

Mayor and Council routinely recognize and celebrate student achievers from Rockville Schools.

Attachments

ATTACHMENT 1 - 2025 National Merit Scholar Kent Zhang, ATTACHMENT 2 - Teramoluwa Taiwo
- Montgomery County Alliance of Black School Educators Distinguished African American
Scholar Award - 2



**The City of Rockville
Mayor and Council**
Celebrate and Honor
NATIONAL MERIT SCHOLAR
KENT ZHANG
ENGINEERING

The City of Rockville Mayor and Council recognize and salute Thomas S. Wootton High School Student Scholar Kent Zhang for the achievement as a National Merit Scholar. Winners are chosen based on their abilities, skills, and accomplishments, without regard to gender, race, ethnic origin, or religious preference. Scholarship recipients are the candidates judged to have the greatest potential for success in rigorous college studies and beyond. Congratulations on this amazing achievement!




Monique Ashton, Mayor


Kate Fulton, Councilmember


Izola (Zola) Shaw, Councilmember


Barry Jackson, Councilmember


Mahsa Valeri, Councilmember


David Myles, Councilmember


Adam Van Grack, Councilmember

July 14, 2025



**The City of Rockville
Mayor and Council
*Celebrate and Honor***

TERAMOLUWA TAIWO

Thomas S. Wootton High School

***Montgomery County Alliance of Black School Educators
Distinguished African American Scholar Award***

The City of Rockville Mayor and Council recognize and celebrate Teramoluwa Taiwo for receiving this distinction. The Montgomery County Alliance of Black School Educators Distinguished African American Scholar Award, MCABSE, is the local branch of NABSE, the nation's premier non-profit organization devoted to furthering the academic success of the nation's children, particularly children of African descent. Winning this award is a remarkable achievement. We wish you continued success with all your future academic endeavors!




Monique Ashton, Mayor


Kate Fulton, Councilmember


Izola (Zola) Shaw, Councilmember


Barry Jackson, Councilmember


Marissa Valeri, Councilmember


David Myles, Councilmember


Adam Van Grack, Councilmember

July 14, 2025



MAYOR AND COUNCIL Meeting Date: July 14, 2025

Agenda Item Type: PRESENTATION

Department: RECREATION & PARKS

Responsible Staff: PAIGE JANZEN

Subject

Rockville Sister Cities Corporation FY25 Annual Presentation

Department

Recreation & Parks

Recommendation

Staff recommends that the Mayor and Council of Rockville receive Rockville Sister Cities Corporation's annual presentation for FY25 (Attachment 1).

Discussion

The mission of Rockville Sister Cities Corporation (RSCC) is to conduct the sister cities program on behalf of the City of Rockville, Maryland (City). The City's sister city program started in 1957 as a task force of the municipal government and changed to a volunteer 501(c)(3) corporation as RSCC in 1986. RSCC provides the community with dynamic cultural events and international exchanges to create global municipal relationships and lifelong connections that promote peace and friendships. Pinneberg, Germany has been a sister city since 1957 and Yilan City, Taiwan since 2019.

FY25 Activities & Initiatives

RSCC hosted several large-scale events and conducted smaller initiatives to support the City's sister city program in FY25:

- Supported 15 students and four chaperones from the Richard Montgomery High School Jazz Band to visit Pinneberg, Germany for the 2024 Pinneberg Jazz Festival (August 5-12, 2024).
- Hosted the 2024 Bubble Tea Festival in Rockville Town Center with support from various sponsors (September 21, 2024).
- Hosted 10 student dancers and three chaperones from Fu Shing Junior High in Yilan City, Taiwan to tour and perform at the 2024 Bubble Tea Festival in Rockville Town Center and other local communities/venues (September 19-27, 2024).
- Supported the City's Rocktoberfest with a RSCC vendor table (September 28, 2024).
- Attended the Taiwanese Association of America Greater Washington Chapter's Thanksgiving celebration (November 16, 2024).

- Met with local Korhogo, Cote d'Ivoire representatives to discuss a possible third sister city (December 7, 2024).
- Hosted a winter holiday social for RSCC membership (December 16, 2024).
- Presented the 2025 Lantern Festival at the Cultural Center of Taipei Economic and Cultural Representative Office in the U.S. (February 15, 2025).
- Accommodated an introductory virtual meeting between Mayor Ashton (Rockville, Maryland) and Mayor Chen (Yilan City, Taiwan) (March 19, 2025).
- Supported the City's International Night with a RSCC vendor table (April 11, 2025).
- Supported the City presenting the Taiwan-American Heritage Proclamation to the Formosan Association for Public Affairs (May 12, 2025).
- Hosted the Klarinette Ensemble from Pinneberg, Germany, which included six student musicians and a musical director, to tour and perform at Richard Montgomery High School, Glenview Mansion at Rockville Civic Center Park, Hometown Holidays at Rockville Town Center, and the Memorial Day Ceremony and Parade (May 20-27, 2025).

RSCC participated in guided Rockville visits from a Cameroon delegation and Taiwanese film director. The organization is evaluating a third sister city relationship, how to incorporate elder activities into its program offerings, more student exchanges, and more cultural collaborations with fire departments and businesses. RSCC partnered with Montgomery College and professors at George Mason University and Loyola University to host a lecture on "Taiwan's Past, Present and Future: Insights into the History and Politics of a Hotspot in the World." RSCC continues to preserve student exchanges with Richard Montgomery High School and had visits with Rockville Economic Development, Inc. and Maryland Women's Business Center. RSCC started discussions with the City's Senior Citizens Commission on elder exchanges with our sister cities. RSCC engages in more regular correspondence and planning with DAGRP (German-American Society of Rockville-Pinneberg) and YSCC (Yilan Sister City Corporation) after the COVID pandemic interrupted international exchanges. The RSCC Board of Directors is fully seated, and meetings continue to be held on the third Tuesday of each month in-person at City Hall.

Challenges with Administrative City Processes

RSCC expressed concerns with the City's current administrative processes and lack of City support. The organization was not consulted before it was classified as a Partner and Non-Profit Organization on November 1, 2021. RSCC no longer receives certain customary City services, such as event advertisement space in Rockville Reports and financial support separate from the annual grant process. RSCC can only obtain financial support through the annual grant process, which RSCC feels is burdensome for a volunteer organization supporting a City program. RSCC states that if the City would like for the sister city program to maintain current activity levels or expand, there must be equivalent City support.

Organizational Challenges

RSCC is currently facing organizational challenges. Membership and sponsorships have not recovered after the COVID pandemic. RSCC must raise more ongoing income to sustain current

activity levels or to afford additional sister cities. There is also a need to increase volunteer participation to support current and future activity levels. Currently, the volunteer model relies heavily on the same group of individuals. RSCC may have a pending leadership crisis and is evaluating if the organization should implement a rotating presidency to help increase participation and efficiency. German cultural representation is wanning and may impact future participation in sister city organizations in Rockville and Pinneberg. Additionally, the way the grants cycle and administrative requirements are structured don't allow for RSCC flexibility. The process requires so much specificity and advanced planning that RSCC cannot participate in unplanned, new and exciting opportunities. RSCC must fund these types of last minute opportunities at its own expense.

Looking Ahead to FY26 and Beyond

RSCC will continue to innovate through the implementation of cultural events and collaboration with various local and international partners. A City delegation will visit Pinneberg, Germany for its 150th incorporation celebration from September 4-8, 2025 and RSCC will host the 2025 Bubble Tea Festival on September 20, 2025. Additionally, RSCC will host other programs for the community with exact dates and venue locations to be determined later:

- German-American Day Picnic (2025)
- Lantern Festival (2026)
- 70th anniversary of the Rockville-Pinneberg sister city relationship (2027)
- Asian summer luncheon or German brewery tasting
- Student musicians to visit from Pinneberg, Germany
- Mayor Chen to visit from Yilan City, Taiwan
- Social event at Glenview Mansion at Rockville Civic Center Park

Mayor and Council History

Rockville Sister Cities Corporation provided a FY24 annual presentation to the Mayor and Council of Rockville on June 3, 2024.

Attachments

Attachment 1 - Rockville Sister Cities Corporation FY25 Annual Presentation

Rockville Sister Cities Corporation's Annual Presentation to the Mayor and Council of Rockville



July 14, 2025



City of Rockville's Sister Cities

- Pinneberg, Germany -- since 1957



Pinneberg flag



Burgermeister Voerste



Town Square



Mayor Krasnow and 40 RKVers, 40th anniversary, at Der Drostei, 1997

- Yilan City, Taiwan -- since 2019



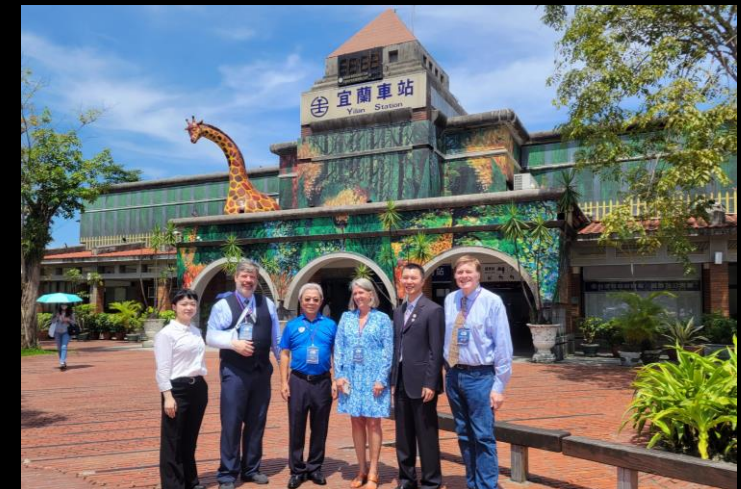
Yilan City flag



Mayor Chen



Diudiudang Market (town center)



Mayor Newton & co., at train station square, 2023



Big Activities of RSCC in FY25

RMHS Jazz students go to Pinneberg for 2024 Jazz Festival

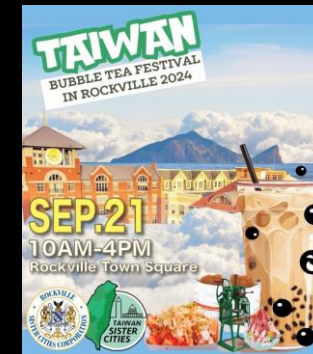


- Aug. 5 – 12: 15 students, +4 chaperones(+2) travel & perform.
- City contributes \$2000 (~4% of costs). Mostly participant families, RSCC & DAGRP carried costs.



Big Activities of RSCC in FY25 (cont.)

2024 Bubble Tea Festival, Rockville Town Center Plaza



- Sept. 21, 12,000 in attendance (attracted to TC, per RPD).
- City contributed \$7000 (~35% of costs). Mostly Taiwan Sister Cities (TSC), RSCC, plus sponsors carried costs.



Big Activities of RSCC in FY25 (cont.)

Fu Shing Jr. High Dancers, visits Rockville (from Yilan City)

- Concurrent to Bubble Tea Festival



- Sept. 19 – 27, 10 student dancers + 3 chaperones, tour and perform.
- No City funding support, 0% (minor in kind). Participant families, Yilan City and RSCC carried costs.

Big Activities of RSCC in FY25 (cont.)

2025 Lantern Festival, at TECRO Cultural Center, Gaithersburg

- F. Scott Fitzgerald Theatre & Social Hall closed for renovation



- Feb. 15, well attended to TCC capacity (~300).
- No City funding support 0% (some M&C attendance). RSCC, Taiwan groups and sponsors, and TECRO (for venue) carried costs.



Big Activities of RSCC in FY25 (cont.)

Klarinette Ensemble visits Rockville (from Pinneberg)

- Over Memorial Day weekend
- Perform RMHS, Glenview & HTH, plus laid wreath, marched in parade



- May 20 – 27, 6 students + director, tour & perform.
- No direct City funding support for hosting costs. Costs carried by participants and RSCC.
 - Glenview venue in kind via grant item (~\$2200 value, ~16% trip costs).

Other Activities of RSCC in FY25

- **Supported Rocktoberfest, Sept. 28, with event table**
 - RSCC started the Octoberfest in Rockville, to honor Pinneberg as our German sister city.
 - Disappointed to have no mention of our German sister city at this event lately.
- **TAAGWC Thanksgiving Celebration, Nov. 16, represented Rockville to the local Taiwanese-American Community**
- **Met with Korhogo, Cote d'Ivoire representatives, Dec. 7**
- **Holiday Social, Dec. 16, for membership**
- **Rockville-Yilan City online Mayor meeting, Mar. 19**
- **Supported Rockville International Night, Apr. 11, with event table**
- **Taiwan-American Heritage Proclamation, May 12, M&C to FAPA**
- More generally:
 - Regular correspondence & planning with DAGRP & YSCC
 - Support for City international contacts and protocol
 - e.g. Guided visits from Cameroon delegation and Taiwanese film director
 - Opened discussions with Senior Commission on elder exchanges with sister cities.

Coming Up in FY26

- **Summer luncheon**, either:
 - Asian Luncheon or Brewery tasting (Pinneberg Helles Lager)
- **Official delegation trip to Pinneberg**, for their 150th incorporation celebration, Sept. 4 – 8
- **2025 Bubble Tea Festival**, Sept. 20
- **German-American Day picnic**, (TBD)
- **2026 Lantern Festival** (hopefully at F. Scott Fitzgerald Theatre again)
- **2026 Memorial Day activity**
- **DAGRP** has asked about sending a **40 student youth orchestra** (TBD)
- Perhaps an **official visit by Mayor Chen** (Yilan City, TBD)
- Another **Glenview event** (TBD)

Further Ahead

- 2027 is the 70th Anniversary of the Rockville-Pinneberg sister city
 - 10 year anniversaries are historically big exchange years
 - We should invite Burgermeister Voerste to visit, if not before this
- A third sister city?: Korhogo, Cote d'Ivoire – in discussion.
- Whatever we can contrive for elder activities
- More Fire Dept. interactions
- More student exchanges
- More cultural exchanges
- Business collaborations?



Rockville Sister City Corporation

Quick review:

- Rockville's first sister city in 1957, Pinneberg, Germany
 - City of Rockville operated the program
- In 1982, in interest of reinvigorating relationship, led to seating a City Task Force, while Pinneberg forms DAGRP in 1984
- In 1986, City spun off RSCC as 503c non-profit corporation to operate the sister city program, also retains RSCC as a city commission
 - M&C approve and mayor signs sister city agreements
 - M&C appoint some RSCC Board Members
- The sister city program is the City's program, not RSCC's exclusively. The City benefits from this arrangement.



Challenges with City's Newer Admin. Processes

- During COVID, RSCC reclassified as a “partner org” (RSCC was not consulted).
 - Peculiar and non-transparent treatment among the five “partner orgs.” (REDI, RHE, Rec&Parks Foundation, Rockville Seniors, RSCC)
 - Rather, we are an all volunteer org. operating a City program.
- Since reclassified, RSCC treated as entirely outside the City government, particularly with funding by grant cycle and denial of customary city services.
- Very recent examples:
 - Communication and Community Engagement would not include a RSCC event ad in Rockville Reports because the event was considered outside the scope of a City program.
 - Department of Housing and Community Development asked RSCC to sign an insurance agreement as an “independent contractor” to the City, for inapplicable purposes.
- City supports < 20% of RSCC annual costs, which amounts to a very good deal for the City.
 - City support is getting more limited and administrative requirements more burdensome for volunteers.
 - This is an obstacle to expanding to more sister cities.
 - We heard M&C express interest last year in expanding the program. But we cannot do that without commensurate support.



RSCC's Organizational Challenges

- Memberships and sponsorships have not recovered post-COVID
 - We need to raise more ongoing income, to sustain current activity
 - Or to afford a further sister city(ies)
- Need to increase volunteer engagement and productivity
 - Old model of central doers only, does not scale to broadening org.
 - We may have a pending leadership crisis
 - Perhaps org. needs a rotating Presidency practice
- German cultural representation is wanning
 - Perhaps generationally so, or the distinction of German heritage
 - This also happening in Pinneberg
- The CoR grant cycle is an undue burden for volunteers
 - Requires much advanced planning out of keeping with usual intervals
 - To extent we can plan 18+ months out, so far navigated CoR funding changes



RSCC Had A Great FY25

- Reconnected with our sister cities post-COVID interruption and had successful exchanges.
 - Relations are good, sustained to a new generation of leadership
 - Plus supported two further countries: Cote d'Ivoire and Cameroon
- Our board fully seated and directors getting back in stride.
 - We need to rebuild host family depth, while succeeded for latest hosting.
- Innovating with programs and partners.
 - Lecture and visit at MC, collaborated visit with REDI & MWBC, good collaboration with RMHS, potential on elder services.



MAYOR AND COUNCIL Meeting Date: July 14, 2025

Agenda Item Type: CONSENT

Department: HUMAN RESOURCES

Responsible Staff: JEFF MIHELICH

Subject

Consider adopting an Ordinance amending certain sections of Chapter 15 (Personnel) of the City Code

Department

Human Resources

Recommendation

Staff recommends that the Mayor and Council adopt the Ordinance amending Chapter 15 (Personnel) of the City Code.

Change in Law or Policy

If adopted, the Ordinance will result in changes to the respective sections of the city code.

Discussion

Revisions for Chapter 15-Personnel

City staff reviews the city code regularly and, as needed, brings forth proposal(s) for change. The impetus for a proposed change could be the need to provide clarity, align with best practices, and respond to changes in state laws, Mayor and Council directives, or policy, as well as alignment with the City Charter, among others. As part of the reorganization and recent personnel actions, staff identified sections of Chapter 15 (Personnel) of the city code that require revisions. The proposed revisions are meant to provide clarity, align our practices with the City Charter and best practices. These changes include:

1. Amending Chapter 15. Sec. 15-2 to clarify and provide for the administrative approval of personnel policies and procedures. This amendment will ensure that discrepancies between General Orders and personnel policies can be addressed quickly, and changes to personnel-related policies and procedures are responsive to meeting employee needs.
2. Amending Chapter 15. Sec. 15-2 and Sec. 15-3 to make it clear that the Mayor and Council approve the employment contracts of the appointed officials; and the appointed officials approve the employment agreement of their respective Non-Merit Civil Service employees.
3. Amending Chapter 15. Sec. 15-63 and Sec. 15-64 to provide more time for when the Personnel Appeals Board may schedule a hearing.

To effectuate the proposed amendments to Chapter 15 (Personnel) of the City Code, staff prepared the attached draft ordinance (Attachment 1) for your consideration and adoption.

Mayor and Council History

This is the third time this item has been presented before the Mayor and Council.

On June 9th, the Mayor and Council reviewed the proposed changes to Chapter 15 and provided feedback. Based on that, staff made additional changes to Chapter 15 to include the following:

1. Language has been included in the ordinance, noting that existing contracts for employees will be honored. Sec. 15-3 (b)1
2. The review of disciplinary matters by the Personnel Appeals Board (PAB) is no longer recommended to change. Their review and findings, including a determination of disciplinary action, will be binding and final. The City Manager may not overturn. Based on comments from Mayor and Council, we continue to recommend providing additional time for employees to prepare for PAB hearings and for the PAB to make its decision. Sec. 16-63(a) and Sec. 15-64.
3. A section has been added to the ordinance regarding amendments to the personnel policy and procedures manual wherein the City Manager will notify City Council in advance of any changes and will provide Council with an annual report listing changes made to the Personnel Policies and Procedures during the previous fiscal year. Sec. 15-3 (b)10.
4. Language has been added to the proposed ordinance regarding city staff participation in elections. In general, it notes that staff will not be directed by any city official to participate in any election, nor will staff be allowed to use their city employee knowledge, position, influence, or city resources to assist with any election. Sec. 15-42 (c).

At the June 16th Mayor and Council meeting, the Ordinance was introduced. The motion to waive the layover period failed (waiver of the layover period is approved by an affirmative vote of six or more members of the Mayor and Council). The Ordinance can proceed to adoption after the layover period. Since the layover period has passed, a motion to adopt the ordinance may then proceed.

Fiscal Impact

The recommended ordinance change has no substantial fiscal impact.

Next Steps

Following the approval of the ordinance, staff will proceed with implementation.

Attachments

Ordinance Amending Chapter 15 of City Code

Ordinance No. _____ ORDINANCE: To amend Chapter 15 of the Rockville City Code so as to amend the provisions regarding nonmerit positions; to amend the provisions regarding the Personnel Appeals Board; and to rename the Director of Personnel to the Director of Human Resources

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF ROCKVILLE, a body corporate and municipal corporation of the State of Maryland, that Chapter 15 of the Rockville City Code entitled “Personnel” be amended as follows:

Chapter 15
PERSONNEL

ARTICLE I. IN GENERAL

Sec. 15-1. Application and effect.

There is hereby established a City Civil Service, consisting of both a merit and nonmerit system, for the City. All offices, employments and positions now existing and hereafter created within the City service (except those filled by election of the people, the positions of City Manager, City Clerk/Director of Council Operations, City Attorney, and such other appointments as may be required by statute) are hereby placed under Civil Service and shall be subject to such rules and procedures as may be included within, or established pursuant to, this chapter or as provided by resolution of the Council. Where such rules and procedures conflict with the provisions of a written agreement between the City and any employee or employee organization, the provisions of the written agreement shall apply and take precedence over City rules and procedures, but only to the extent of any conflict.

Sec. 15-2. Council's responsibilities.

The Council shall:

- (1) ~~Approve Personnel Policies and Procedures for the regulation of personnel matters in conformity with and in furtherance of this chapter.~~
- (2)(a) Adopt a classification plan and set compensation rates as part of the annual budget for all Civil Service positions, both merit and nonmerit.
- (3)(b) Approve, when necessary, procedures and rules governing relationships between the City and any employee organization which may be created for the purpose of representing a group of City employees on matters relating to conditions of employment including: recognition of such employee organization, bargaining and negotiation with an employee organization, and adoption of a written agreement with an employee organization. Any agreement entered into with a recognized employee organization may include provisions concerning the administration of personnel matters which alter procedures set forth in this chapter but which do not alter the intent

or application thereof. Any written agreement with an employee organization shall be approved by the Council before it becomes effective.

- ~~(4)~~(c) Provide by resolution those positions in the Civil Service which shall be placed in the nonmerit Civil Service.
- ~~(5)~~(d) Approve the contracts of employment for the City Manager, City Attorney, and City Clerk/Director of Council Operations, ~~nonmerit Civil Service employees,~~ which contracts and not this chapter, shall govern the terms and conditions of employment, unless otherwise provided.

Sec. 15-3. City Manager.

- (a) Except as provided in subsection (c) below, the responsibility for implementing the provisions of this chapter and for general supervision of the Civil Service is vested in the City Manager. Authority to administer and direct the provisions of this chapter may be delegated to the Director of Human Resources ~~Personnel~~ by the City Manager.
- (b) These responsibilities include:
 - (1) Approval of the terms of employment for nonmerit civil service employees, and continue administering the employment contracts, in effect as of June 30, 2025, for certain nonmerit civil service employees whose employment contracts, not this chapter, shall govern the terms and conditions of employment unless otherwise provided.
 - (2) Recommendations to the Council for the establishment and the classification or reclassification of all positions in the Civil Service;
 - ~~(2)~~(3) Recommendations for, and after adoption by the Council, the administration of rates of compensation covering all classes of positions in the Civil Service. Such recommendations shall be included each year as a part of the budget recommendations of the City Manager;
 - ~~(3)~~(4) Establishing standards of qualifications for all employment positions established by the Council;
 - ~~(4)~~(5) Recruiting, examining, investigating and determining qualifications of applicants for all positions in the Civil Service;
 - ~~(5)~~(6) The appointment, transfer, promotion, demotion, suspension, dismissal or any other change in status of an employee;
 - ~~(6)~~(7) Maintenance of such personnel records as may be required;
 - ~~(7)~~(8) Recommending measures calculated to increase efficiency and to promote the interest and welfare of employees;
 - ~~(8)~~(9) Recommending for approval by the Council, when necessary, Approve and implement, policies, procedures and rules governing relationships between the City and individual employees, employee groups, and/or employee organizations which may be created for the purpose of representing a group of City employees on matters relating to conditions of employment for the regulation of personnel matters in conformity with and in furtherance of this chapter (Personnel Policies and Procedures);

~~(9) Establishing and proposing for approval by the Mayor and Council Personnel Policies and Procedures implementing this chapter and the policies of the Mayor and Council and otherwise governing personnel matters and employment with the City. A summary of any proposed Personnel Policies and Procedures, and any amendments thereto, shall be transmitted to the Mayor and Council. If within fifty five (45) days of said transmittal no action is taken by the Mayor and Council to formally consider the proposal, said proposed Personnel Policies and Procedures, or any amendments thereto, shall be deemed to have been approved by the Mayor and Council and shall become effective upon the expiration of said fifty five (45) days or upon such other date set by the City Manager, whichever date comes later. Any provision of this chapter that requires approval by the Mayor and Council may be approved as part of the approval of the Personal Policies and Procedures.~~

(10) Advising the Council of all substantive changes to the Personnel Policies and Procedures Manual in advance of such changes and, by no later than July 1st of each year, providing the Council with an annual report listing all changes made to the Personnel Policies and Procedures during the previous fiscal year.

~~(10)~~(11) Establishing or authorizing supervisors to establish, work rules for their subordinates. Work rules so established shall not require the approval of the Mayor and Council.

~~(11) Devising necessary administrative policies and procedures to execute and implement the approved Personnel Policies and Procedures and any work rules. Such administrative policies and procedures shall not require the approval of the Mayor and Council.~~

(12) Administering such rules and procedures as may be set forth relating to the Civil Service.

* * *

Sec. 15-4. Records, forms and reports.

The Director of Human Resources ~~Personnel~~ shall maintain appropriate files each Civil Service employee containing records, memoranda or other data which will aid in developing a record of the employee's service within the City.

Sec. 15-5. Classification of positions.

The Director of Human Resources ~~Personnel~~ shall recommend to the City Manager classification of all the positions in the Civil Service, both merit and nonmerit, assigning to each the appropriate title and prerequisites for appointment. The classification plan shall be so developed as to designate appropriate salary grades and/or rates of compensation for all recommended classes and positions. A classification plan shall be reviewed and adopted with or without modification by the Council as part of the annual budget. Between budgets, the City Manager may make provisional classifications of positions and appointments thereto provided that such positions are classified consistently with the system adopted by the Council and that funds are budgeted for personnel services for the programs in which the positions exist.

Sec. 15-6. Part-time merit system employees.

* * *

Sec. 15-7. Health care and life insurance.

The Director of Human Resources Personnel may arrange for, and administer health care and life insurance programs and plans for coverage of all merit system City employees.

Sec. 15-8. Hours of work.

The number of hours in a normal work week shall be established ~~either by resolution of the Council or~~ by the approved Personnel Policies and Procedures, provided that all authorized work in excess of the prescribed working hours per week, as listed in the adopted compensation plan, shall be compensated for at the rate prescribed in section 15-24.

Secs. 15-9, 15-10. Reserved.

ARTICLE II. APPOINTMENTS

Sec. 15-11. Nondiscrimination policy.

All appointments to the City Civil Service shall be made on the basis of merit without discrimination because of any factor as defined in Chapter 11, Article 1, Section 11-1, of the Rockville City Code. It shall be the policy of the City to ensure equal opportunities for its employees without any discrimination.

Sec. 15-12. Vacancies.

- (a) In the event that a vacancy occurs in any position established under the Civil Service system, the Director of Human Resources Personnel shall seek the best qualified job applicant available by advertisement or by such other means as may be deemed appropriate.
- (b) All vacancies will be announced within the organization.
- (c) All applicants for employment shall be required to complete an application on forms provided by the City, complete information as to education, special training, experience and skills, as well as a chronological statement of previous employment together with references and such other information as may be deemed necessary by the Director of Human Resources Personnel.
- (d) The Director of Human Resources Personnel shall make, or cause to be made, such investigation as is necessary to verify the facts, contained in the application and shall manage the conduct of such oral interviews as may be deemed necessary. The Director of Human Resources Personnel may conduct such tests and examinations as may be deemed necessary.

Sec. 15-13. Probational appointments.

- (a) Except as provided under section 15-34, all appointments to merit system positions shall be subject to a one (1) year probationary period; provided however, that a probationary period of shorter duration may be permitted for employees in classes of positions covered by a written agreement between the City and any employee organization. Terms of probation

may be extended to offset absences without pay or periods of required training on a day for day basis.

- (b) During the probationary period, the appointee's performance shall be closely reviewed to determine the appointee's ability to carry out assigned tasks, efficiency, and other characteristics relative to the requirements of the position. Such a review shall be conducted by the appointee's immediate supervisor and reviewed by the appropriate department director, and by the Director of Human Resources Personnel.
- (c) If the Director of Human Resources Personnel determines that continued employment is not in the best interest of the City, the Director of Human Resources Personnel may recommend to the City Manager release of the probationary appointee from the job with appropriate notice. Only the City Manager may approve the release of an appointee. A probationary appointee may be released for any non-discriminatory reason and the probationary employee is not entitled to the protections of the merit system. If the appointee so released was promoted or transferred to the position from within the Civil Service and the appointee's work was satisfactory prior to the transfer or promotion, the appointee shall be returned to the previous position or to another suitable position in the same class as previously held, if such a position is available.

Sec. 15-14. Regular appointments.

Upon satisfactory completion of the prescribed probationary period, each employee in a merit system position shall be granted a regular appointment in the Civil Service merit system. In each case, the Director of Human Resources Personnel shall include in the appointee's personnel file a statement evaluating the employee's performance during the probationary period. In the event the Director of Human Resources Personnel is unable to make a determination as to whether an employee subject to a probationary period shall be granted a regular appointment at the end of the probationary period, the Director of Human Resources Personnel may extend the employee's probation for up to an additional six (6) month period, at which time the decision must be made whether or not to grant the probationary employee a regular appointment.

Sec. 15-15. Temporary appointments.

* * *

Secs. 15-16—15-20. Reserved.

ARTICLE III. COMPENSATION PLAN

DIVISION 1. GENERALLY

Sec. 15-21. Generally.

* * *

Sec. 15-22. Initial pay rate.

The minimum rate established for a class shall be paid upon appointment unless the City Manager shall determine upon advice of the Director of Human Resources Personnel that due to

extraordinary difficulty in recruitment or extraordinary qualifications of an individual applicant, appointment at another step is necessary.

Sec. 15-23. Reimbursement for travel, etc.

* * *

Sec. 15-24. Overtime pay and compensatory time.

- (a) Employees may be compensated for overtime as defined by the Federal Fair Labor Standards Act (FLSA), City of Rockville Personnel Policies and Procedures, and/or any contractual agreement. Overtime hours worked must be required by an actual emergency or such other unusual circumstances requiring the assignment of employees to overtime hours of work and must be certified by the department director and approved by the City Manager or a designee.
- (b) Compensatory leave time may be granted, in lieu of overtime pay, to any employee in accordance with such rules as the City Manager may establish as long as it does not conflict with State or Federal law. Exempt employees (as defined by the FLSA) shall be eligible only for compensatory leave time.
- (c) The City Manager shall make such rules and regulations as are necessary to carry out the provisions of this section relating to additional compensation for work in excess of regular hours worked.
- ~~(d) Nothing in this section requires the payment of overtime compensation to an employee who, because of a secondary part time job with the City, works in excess of forty (40) hours per week, provided those hours in excess of the forty (40) hours for the City are performed in a different capacity from the employee's regular job, and nothing in the United States Fair Labor Standards Act requires the payment of overtime.~~

Secs. 15-25—15-30. Reserved.

DIVISION 2. PAY ADJUSTMENTS

Sec. 15-31. Limitations and career incentive plans.

* * *

Sec. 15-32. Anniversary dates for increment purposes.

For the purpose of granting increments, anniversary dates shall be as established by the City Manager ~~or by contractual agreement.~~

Sec. 15-33. In-grade salary increases.

An in-grade salary increase may be granted new merit system appointees after completion of the employee's probationary service if the Director of Human Resources ~~Personnel~~ determines that the quality of performance is satisfactory. In the event an in-grade salary increase is granted after the probationary service period, the employee will not be eligible for regular in-grade increment for one (1) full year from the date thereof.

Sec. 15-34. Promotions or position upgrade.

* * *

Sec. 15-35. Demotion or reassignment to lower grade.

In the event an employee is demoted or reassigned to a lower grade, the Director of Human Resources Personnel shall have the authority to place the employee in any pay rate of the grade in which the new position is classified.

Secs. 15-36—15-40. Reserved.

ARTICLE IV. EMPLOYEE DISCIPLINE

DIVISION 1. GENERALLY

Sec. 15-41. Non-Civil Service employees.

Personnel subject to appointment by the Council and not covered under Civil Service as provided in section 15-1 shall serve at the pleasure of the Council.

Sec. 15-42. Political activities.

- (a) No employee shall directly or indirectly use or seek to use the employee's official position, authority or influence to control or modify the political action of any other person, nor shall any employee, during duty hours, engage in any form of political activity.
- ~~(b) With respect to City elections, employees shall not take part in any political movement, nor actively support any candidates or group of candidates in any manner other than by casting their own ballots.~~
- ~~(e)(b)~~ No public officer or employee shall receive or be in any manner concerned with receiving any money or things of value from any other City employee for any political purpose.
- (c) No employee shall actively support any candidate or group of candidates, or referenda by either directing or coercing in any manner to use their knowledge, position or City of Rockville resources.**
- (d) Violation of any provision of this section is grounds for immediate dismissal.

Sec. 15-43. Outside employment.

Employees shall not take any employment other than their regular City position without the express permission of the City Manager, City Attorney, or City Clerk/Director of Council Operations. Violation of this section is grounds for immediate dismissal.

Secs. 15-44—15-50. Reserved.

DIVISION 2. CIVIL SERVICE EMPLOYEES

Sec. 15-51. Generally.

- (a) The City Manager, through the Director of Human Resources Personnel, may establish as part of the approved Personnel Policies and Procedures, or through appropriate work rules

and other administrative policies and procedures, such rules and regulations governing the behavior and discipline of employees in accordance with existing laws, applicable labor union agreements, accepted labor relation standards and principles of progressive discipline as may be appropriate.

- (b) Disciplinary measures shall include, but not be limited to, oral warnings, written warnings, reprimands, demotion, transfer, disciplinary probation, suspension, and dismissal.

Sec. 15-52. Grievance procedure.

A grievance procedure shall be established as part of the approved Personnel Policies and Procedures. The grievance procedure shall provide for an appeal to the City Manager whose decision on the grievance shall be final, except that an appeal from the City Manager's decision to the Personnel Appeals Board shall be available in cases of disciplinary dismissals. At any time prior to the conclusion of the grievance process, the employee and the City may reach a binding settlement of the grievance.

Secs. 15-53—15-60. Reserved.

DIVISION 3. PERSONNEL APPEALS BOARD

Sec. 15-61. Composition.

- (a) The Council shall appoint a Personnel Appeals Board of three (3) persons for the purpose of hearing appeals by employees from disciplinary dismissals. Membership upon the Board shall be restricted to qualified votes of the City who are not City employees and who are not officials of the City. Appointments shall be for terms of three (3) years.
- (b) The Mayor shall designate a Chairman for the Board.

Sec. 15-62. Procedure for appeal to Personnel Appeals Board.

- (a) Any regular employee who has been subject to disciplinary dismissal and is not satisfied with the decision of the City Manager, may within seven (7) calendar days file a written notice of appeal to the Personnel Appeals Board. The notice of appeal shall be filed with the City Clerk/Director of Council Operations.
- (b) The notice of appeal shall contain particulars as to the nature of the grievance and the remedy requested, and may not raise any issue not previously raised before the City Manager during the grievance process.

Sec. 15-63. Hearing of appeal by Personnel Appeals Board.

- (a) Upon the timely filing of the notice of appeal, the Personnel Appeals Board shall schedule a hearing as soon as practicable, but no later than sixty (60) ~~thirty-five (35)~~ days from the filing of the notice of appeal, unless a later date is required due to the unavailability of any member of the Personnel Appeals Board.
- (b) The hearings shall be closed to the public unless the parties agree otherwise. The employee may be represented by counsel, and may present witnesses or other evidence in their own behalf. The employee, insofar as administratively possible, may request the presence of City employees as witnesses. The City shall require such witnesses, up to a maximum of three

(3), to attend the hearing and such witnesses shall be considered to be in a duty status during the time they serve as witnesses. All testimony shall be upon oath or affirmation given by the person duly authorized to administer oaths within this State, and a verbatim transcript of the hearing shall be taken. The City Attorney shall act in behalf of the City. The right of cross-examination of all witnesses shall be available.

- (c) At any time prior to the decision of the Personnel Appeals Board, the employee and the City may reach a binding settlement of the grievance.

Sec. 15-64. Decision and opinion by Personnel Appeals Board.

Within thirty (30) ~~fifteen (15)~~ calendar days following the hearing, the Personnel Appeals Board shall render a written opinion in which findings of fact are made with respect to the action taken. The Board shall have the power to approve, rescind, or modify the dismissal action, and shall file the decision with the City Clerk.

Secs. 15-65—15-70. Reserved.

ARTICLE V. LEAVE

Sec. 15-71. Records.

The Director of Human Resources ~~Personnel~~ shall cause to be maintained adequate current records for leave accounting. The records shall be a part of the personnel and/or fiscal records of the City.

Sec. 15-72. Types of leave.

Regular merit system employees may be eligible for various forms of leave as defined by personnel policies and procedures. Such leave may include, but not be limited to, leave of absence without pay, official leave, administrative leave, jury leave, family and medical leave, military leave, annual leave, sick leave, death leave, job injury leave, and holiday leave. Such leave may be paid or non-paid in accordance with the policy and procedures as established by the City Manager ~~as approved by the Council~~.

Secs. 15-73—15-80. Reserved.

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

I hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the Mayor and Council of Rockville as its meeting of July 14, 2025.

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



MAYOR AND COUNCIL Meeting Date: July 14, 2025

Agenda Item Type: CONSENT

Department: CITY CLERK/DIRECTOR OF COUNCIL OPERATIONS OFFICE

Responsible Staff: SARA TAYLOR-FERRELL

Subject

Approval of Minutes

Department

City Clerk/Director of Council Operations Office

Recommendation

Staff recommends that Mayor and Council approve the following minutes:

June 2, 2025 (Meeting No. 15-25)

June 9, 2025 (Meeting No. 16-25)

June 16, 2025 (Meeting No. 17-25)

Attachments



MAYOR AND COUNCIL Meeting Date: July 14, 2025

Agenda Item Type: PUBLIC HEARING

Department: CPDS - DEVELOPMENT REVIEW

Responsible Staff: KIMIA ZOLFAGHARIAN

Subject

Public Hearing for PJT2025-00022, an Amendment to the approved Project Plan for 900 Rockville Pike to extend the Project Plan's implementation period

Department

CPDS - Development Review

Recommendation

Staff recommends the Mayor and Council conduct the public hearing for the extension of the implementation period.

Discussion

Background

J. Danshes, LLC. ("Applicant") filed Project Plan Amendment PJT2023-00016 to construct a 4,400 square-foot commercial building and associated site improvements on the property located at 900 Rockville Pike and previously approved as the Champion Billiards Planned Development (PD). The PD was initially approved by the Mayor and Council by Resolution No. 14-06, which allowed for the development of up to 12,574 square feet of furniture/retail sales in a two-story building. The development approved at that time was never constructed and the site remains vacant. Project Plan application PJT2023-00016 was approved by the Mayor and Council on September 30, 2024. See the [PJT2023-00016 Brief Book](#) and Attachment 8 – Resolution No. 17-24 for more information, including the analysis and findings of the original application.

To allow the approved development more time to file a site plan application without the approved Project Plan expiring, an amendment to the PD is required. This amendment is only proposing an extension of the implementation period of the Project Plan, and no other changes to the Project Plan are proposed. Per Section 25.14.17, PD amendments require the filing of a Project Plan amendment application.

Project Analysis

The Applicant has filed this Project Plan Amendment to amend PJT2023-00016 and extend the Project Plan implementation period to one year after the Mayor and Council approval of this application. Section 25.07.07.18 of the Zoning Ordinance notes that:

Project plan implementation period. A project plan approval expires if:

(a) A site plan application implementing all or a portion of a project plan is not filed within six (6) months of the date of the Mayor and Council's approval or within such other period of time as may be provided in the approval; or

The Applicant is requesting an extension of the implementation period as the site plan application could not be submitted within six months of the Mayor and Council's approval of Project Plan PJT2023-00016. This change is captured in a new condition, which states that "The applicant must file a site plan that implements the Project Plan within one year from the date of the Mayor and Council approval of Project Plan PJT2025-00022, or the Project Plan approval will expire." No other changes are being proposed to the approved Project Plan (see Attachment 8 and the [PJT2023-00016 Brief Book](#)).

Findings

This extension request must be consistent with Zoning Ordinance Section 25.05.08:

a. To avoid expiration of the development approval, the implementation period may be extended only when all of the following conditions exist:

1. The provisions of this chapter expressly allow the extension;

The Project Plan application request does not conflict with the provisions of this chapter.

2. An extension request is filed prior to the expiration of the approval; and

This application was filed prior to the expiration of the Mayor and Council approval of PJT2023-00016.

3. The extension request is in writing and includes justification.

The extension request was filed as a Project Plan Amendment application. The Zoning Ordinance does not provide for administrative extensions of the implementation period of Project Plans, and per Section 25.07.07.18 of the Zoning Ordinance, the associated Site Plan must be filed within six months of approval. The amendment of Project Plan PJT2023-00016 would allow modification of the Project Plan conditions to add a provision specifying a longer period of implementation. See Attachment 6 for the Applicant's Statement of Justification.

b. Unless otherwise provided, authority to grant extensions of time shall rest with the Approving Authority that granted the original approval being extended.

Project Plan application PJT2023-00016 does not provide an extended timeframe for the implementation of the Project Plan, therefore the current application and

the enclosed request must be approved by the Mayor and Council, the Approving Authority of the original approval.

c. Extensions may be granted only upon good cause. In determining whether good cause has been shown, the Approving Authority must consider:

1. The actions taken by the applicant to diligently pursue implementation of the approval, including but not limited to execution of required documents and pursuing other required approvals;

The applicant worked with staff to communicate challenges in proceeding with the Project Plan implementation within the six-month time frame per the Zoning Ordinance. The applicant was able to communicate the challenges and the request prior to the expiration of the approval, and diligently pursued options to be able to extend the implementation period.

2. Whether the approved development complies with all the current provisions of this chapter and other applicable laws and with the current plan recommendations; and

The approved development complies with all the current provisions of this chapter and other applicable laws and with the current recommendations. The provisions of this chapter remain the same as what was evaluated with Project Plan PJT2023-00016 and further analysis of the original approval can be found in Attachment 8.

3. Such other factors deemed to be relevant.

All other factors deemed to be relevant to this application have been reviewed, and no issues or conflicts have been identified.

d. An extension of the implementation period of an approval does not allow any change from the conditions of the approval for which the extension is requested.

No changes to the conditions of approval for which the extension is requested are proposed. The only request with this Project Plan is an addition to the approval which allows for the extension of the Project Plan implementation period.

e. The implementation period, including all extensions, of any development approval and/or related permit approval in effect on and after shall be tolled throughout the pendency of all administrative appeals of the development approval and/or related permit approval that are instituted at any time during the implementation period. The tolling shall start on the date the timely administrative appeal is filed. The tolling period shall end on the date of finality of the decision or final action of the appellate body with final jurisdiction.

No appeal has been filed.

Impact Statements

Equity

Given that PJT2025-00022 seeks to extend the implementation period and is not requesting any other changes to the previously approved project plan, there are no equity impacts stemming from this application.

Environment

Given that PJT2025-00022 seeks to extend the implementation period and is not requesting any other changes to the previously approved project plan, there are no environmental impacts stemming from this application.

Economy

Given that PJT2025-00022 seeks to extend the implementation period and is not requesting any other changes to the previously approved project plan, there are no direct economic impacts to the city for approving this application. Conversely, failure to approve the extension of the implementation period and allowing the previously approved project plan to expire will likely further delay development on site, which may result in the loss of tax revenues associated with a new building and operational business on site.

Mayor and Council History

An application for development at this site was submitted in 2017 (PJT2018-00105). Mayor and Council held briefings on January 24, 2018, and February 26, 2018.

Mayor and Council held a public hearing on April 29, 2019, and a discussion, instruction, and possible adoption meeting on June 14, 2021. At the discussion, instruction, and possible adoption meeting, M&C directed staff and the applicant to explore whether the project could be modified to accommodate separate bicycle and pedestrian facilities along the Rockville Pike frontage as well as additional space needed to accommodate the Bus Rapid Transit (BRT) project.

As a result of those discussions, the development was redesigned to incorporate separate bicycle and pedestrian facilities along Rockville Pike and additional right-of-way dedication to accommodate the future BRT alignment. Given the substantial redesign of the site, City staff and the applicant determined that it was appropriate to withdraw the active application and resubmit an application that reflected the revised design. The applicant withdrew PJT2018-00105 on March 21, 2023, and submitted application PJT2023-00016. In accordance with Section 25.07.07.6. of the Zoning Ordinance, the Mayor and Council were briefed on the new application on May 8, 2023. The Mayor and Council [held a public hearing](#) on July 8, 2024, a [Discussion and Instruction meeting](#) on July 29, 2024, and approved the application on September 30, 2024, by Resolution No. 17-24 (See Attachment 8). The site was authorized for 4,000 square feet of retail with associated surface parking.

Public Notification and Engagement

Notifications of the Project Plan application were made consistent with City Code requirements. The Affidavit of Public Notice is included as the “Affidavit of Public Notice” attachment.

Boards and Commissions Review

PJT2025-00022

The Planning Commission [held a public meeting](#) on June 11, 2025, and recommended approval of the request to extend the implementation of the related site plan filing for Project Plan PJT2023-00016 subject to the recommended findings and conditions.

Next Steps

In a later agenda item, the Mayor and Council will render a final decision on the proposed Project Plan amendment as an amendment to the Planned Development via the adoption of a resolution, incorporating the findings as required by Section 25.05.08 of the Zoning Ordinance.

If the application is approved, the Mayor and Council will establish a period within which construction of the approved Project Plan must commence. Following Project Plan approval, the Applicant must file a Level 2 Site Plan and a Final Record Plat.

Attachments

Attachment 1 - Draft Resolution, Attachment 2 - Aerial, Attachment 3 - Land Use, Attachment 4 - Zoning, Attachment 5 - Application, Attachment 6 - Statement of Justification, Attachment 7 - Project Plan, Attachment 8 - Resolution 17-24, Attachment 9 - Affidavit of Public Notice

Resolution No. _____

RESOLUTION: To approve, with conditions,
Project Plan Application
PJT2025-00022, an Amendment
to the Champion Billiards
Planned Development

WHEREAS, under Chapter 25 of the Rockville City Code, the Mayor and Council of Rockville (“**Mayor and Council**”) is authorized to review project plan applications; and

WHEREAS, on October 23, 2006, the Mayor and Council approved Resolution No. 14-06 approving Preliminary Planned Development Application PDP2006-00011 for a 25,863-square-foot parcel of land located at the southeast corner of the intersection of Edmonston Drive and Rockville Pike (MD 355) (the “**Property**”); and

WHEREAS, on September 30, 2025, the Mayor and Council approved Resolution No. 17-24 approving Project Plan Application PJT2023-00016 for the development of 4,400 square feet of retail with associated surface parking on the Property (the “**Project Plan**”) as shown on the Project Plan Site Plan (“Site Plan”) attached hereto as Exhibit “A”; and

WHEREAS, on April 3, 2025, the owner of the Property filed Application No. PJT2025-0002 to amend the Project Plan to extend its implementation period to March 30, 2026 (the “**Application**”); and

WHEREAS, pursuant to Sections 25.07.03 and 25.07.07 of the Zoning Ordinance, the Applicant met all notice requirements; and

WHEREAS, pursuant to Section 25.07.07 of the Zoning Ordinance, the Planning Commission at its meeting on June 11, 2025, reviewed the Application, and after considering the information presented and testimony provided, voted to recommend that the Mayor and Council approve the Application subject to certain conditions; and

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council approves Project Plan Application PJT2025-00022, to extend the implementation period of the Project Plan, subject to the following condition (in addition to conditions approved with Resolution 17-24, attached hereto as Exhibit “A”):

1. The applicant must file a site plan that implements the Project Plan within one year from the date of the Mayor and Council approval of Project Plan PJT2025-00022, or the Project Plan approval will expire.

BE IT FURTHER RESOLVED THAT, for the purposes of this Resolution, the approved Project Plan means this Resolution and the exhibits to this Resolution listed below and attached hereto, including notations, references, descriptions, and writings on the Exhibits, except as modified by the above conditions of approval:

1. Exhibit A: Project Plan Site Plan dated November 9, 2023;
2. Exhibit B: Project Plan PJT2023-00016, Resolution No. 17-24;
3. Exhibit C: Champion Billiards Planned Development, Resolution No. 14-06;

BE IT FURTHER RESOLVED THAT, having considered the recommendations and findings of its Staff as presented at the public hearings on this Application and as set forth in the Staff Report on the Application presented to the Mayor and Council at its July 14, 2025 meeting, which the Mayor and Council hereby adopts and incorporates by reference, except as modified herein, and upon consideration of the entire administrative record, the Mayor and Council, pursuant to Section 25.05.08 of the Zoning Ordinance, finds and determines, with the above conditions of approval, that:

a. In order to avoid expiration of the development approval, the implementation period may be extended only when all of the following conditions exist:

- 1. The provisions of this chapter expressly allow the extension;**

The Application does not conflict with the provisions of Chapter 25 of the Rockville City Code.

- 2. An extension request is filed prior to the expiration of the approval; and**

This application was filed prior to the expiration of the Mayor and Council approval of the Project Plan.

- 3. The extension request is in writing and includes justification.**

As demonstrated in the attachments to the staff report presented to the Mayor and Council, the extension request was filed as a Project Plan Amendment application in writing,

and includes justification.

b. Unless otherwise provided, authority to grant extensions of time shall rest with the Approving Authority that granted the original approval being extended.

The Application proposes to modify the Project Plan, which was originally approved by the Mayor and Council.

c. Extensions may be granted only upon good cause. In determining whether good cause has been shown, the Approving Authority must consider:

1. The actions taken by the applicant to diligently pursue implementation of the approval, including but not limited to execution of required documents and pursuing other required approvals;

The applicant worked with staff to communicate challenges in proceeding with the Project Plan implementation within the six-month time frame per the Zoning Ordinance. The applicant was able to communicate the challenges and the request prior to the expiration of the approval, and diligently pursued options to be able to extend the implementation period.

2. Whether the approved development complies with all the current provisions of this chapter and other applicable laws and with the current plan recommendations; and

As outlined in the Mayor and Council's approval of the Project Plan, which is not substantially modified by this Application to extend the Project Plan implementation period, the approved development complies with all the current provisions of Chapter 25 of the Rockville City Code and other applicable laws and with the current recommendations of the Rockville Comprehensive Plan. Approval of the Application does not modify any of the findings made by the Mayor and Council in its approval of the Project Plan.

3. Such other factors deemed to be relevant.

All other factors deemed to be relevant to this application have been reviewed, and no issues or conflict have been identified.

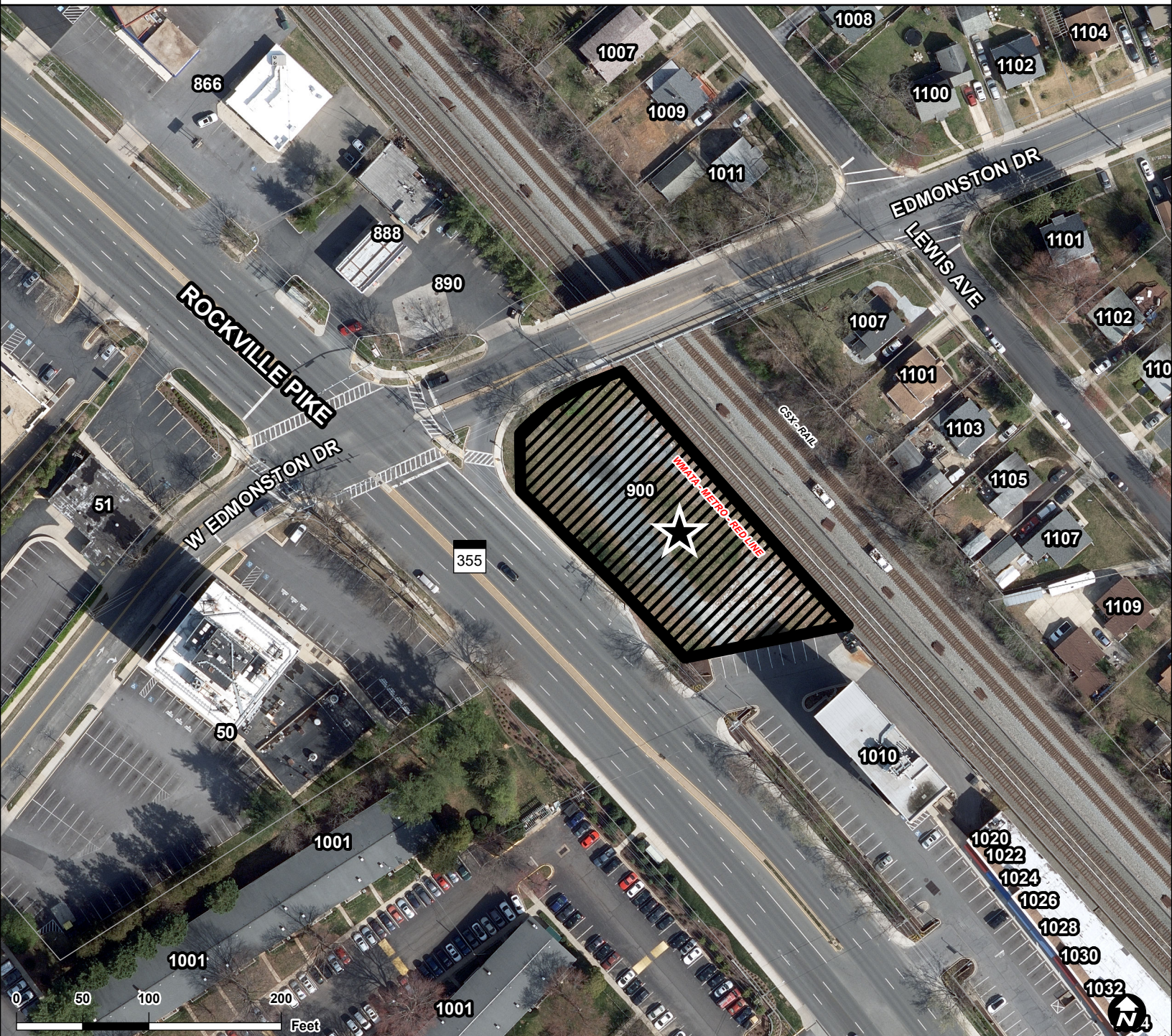
d. An extension of the implementation period of an approval does not allow any change from the conditions of the approval for which the extension is requested.

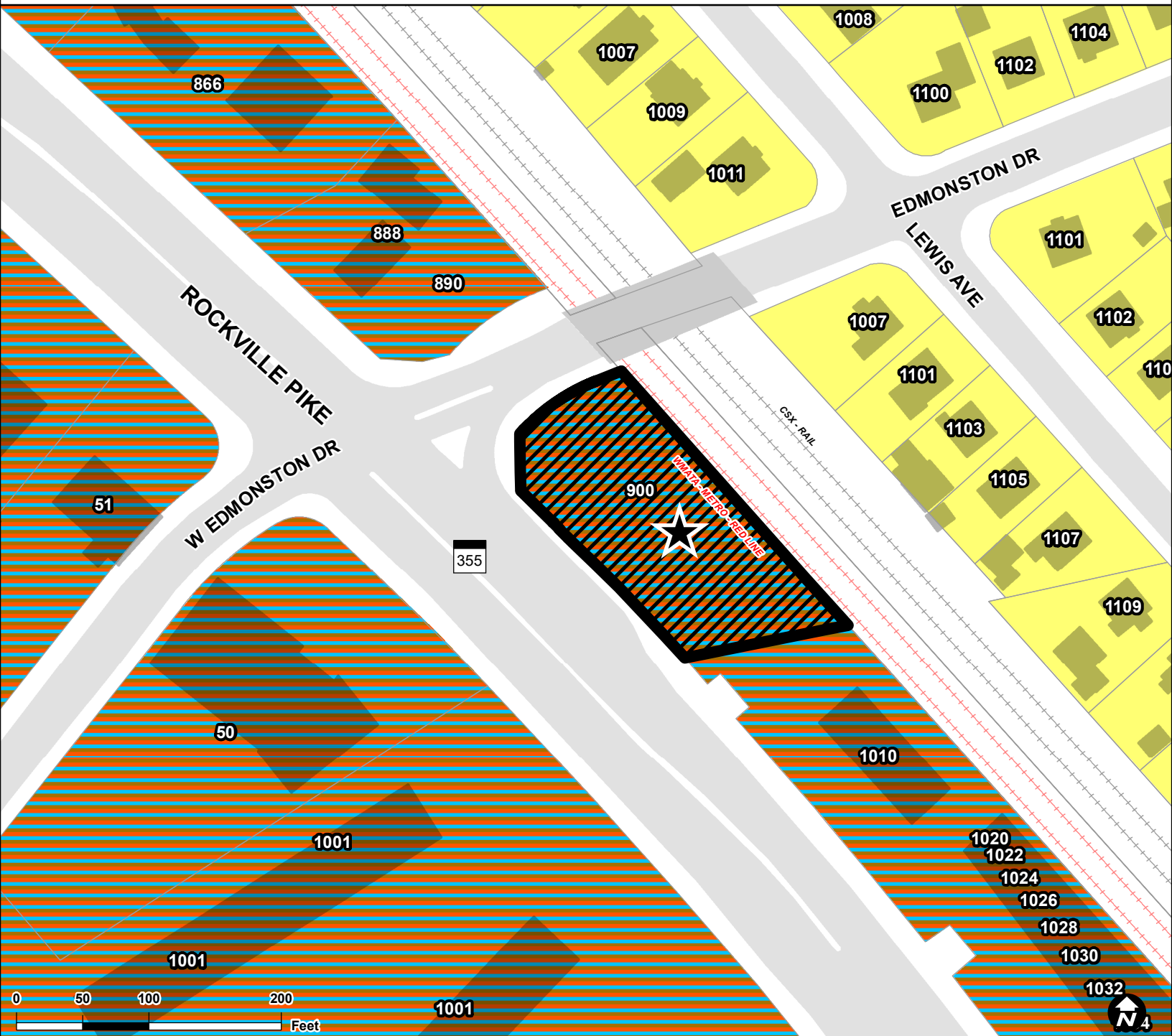
No changes to the conditions of approval for which the extension is requested are

proposed. The only request with this Project Plan is an addition to the approval which allows for the extension of the Project Plan implementation period.

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Mayor and Council at its meeting of July 14, 2025.

Sara Taylor-Ferrell
City Clerk/Director of Council Operations



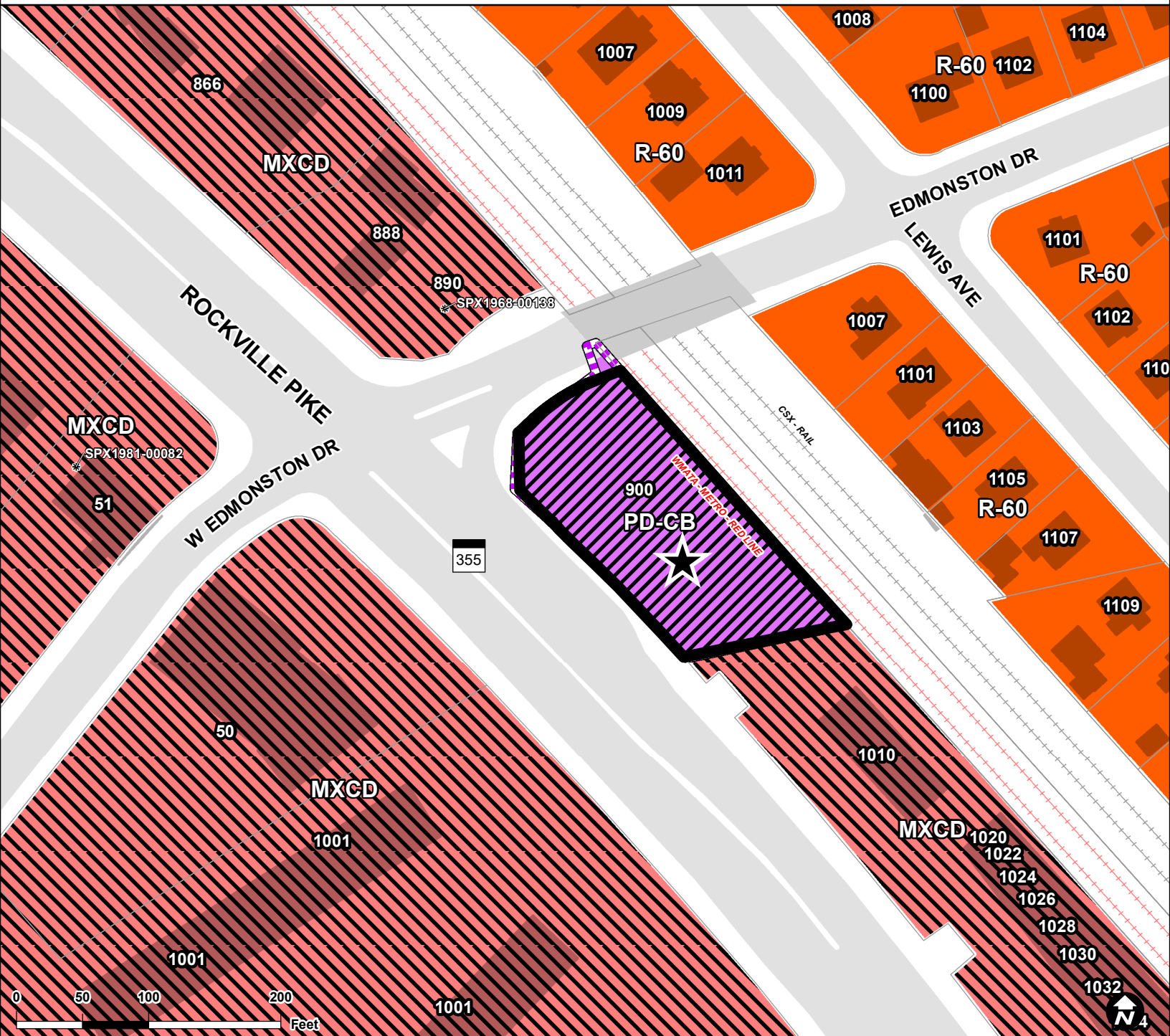


Land Use Policy Designations


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













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



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:☐ Project Plan☒ Project Plan Amendment (major)☐ Project Plan Amendment (minor) *To be determined***Please Fully Complete***Property Address information 900 Rockville PikeSubdivision St. Mary's Lot (S) Parcel 214 Block _____Zoning PD-CB Tax Account (S) 04-02406134 , _____ , _____**Applicant Information:***Please supply Name, Address, Phone Number and E-mail Address*Applicant J. Danshes, LLC (Joel Danshes) 201.919.20369213 Winterset Dr., Potomac, MD 20854 jdanshes@yahoo.comProperty Owner Same as ApplicantArchitect GTM Architects (Jeff Whitman, RA) 240.333.20677735 Old Georgetown Road Suite 700, Bethesda, MD 20814 jwhitman@gtmarchitects.comEngineer Macris, Hendricks & Glascock, PA (Dylan Macro) 301.670.08409220 Wightman Road Suite 120, Montgomery Village, MD 20886 dmacro@mhgpa.comAttorney Miller, Miller & Canby (Jody Kline) 301.738.2051200-B Monroe St. Rockville, MD 20850 jskline@mmcanby.comProject Name Danshes Center on the PikeProject Description Amend Project Plan implementation period to March 30, 2026.**STAFF USE ONLY****Application Acceptance:**Application # PJT2025-00022**Application Intake:**Date Received April 3, 2025Reviewed by Fee: \$10,594.00

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 0.59 acres, # Dwelling Units Total 0 Square Footage of Non-Residential 4,400 SF
Residential Area Impact +/- 50 %
Traffic/ Impact/trips _____

Proposed Development:

Retail 4,400 Sq. Footage Detached Unit _____ Parking Spaces 25
Office _____ Sq. Footage Duplex _____ Handicapped 1
Restaurant _____ Sq. Footage Townhouse _____ # of Long Term 1
Other _____ Sq. Footage Attached _____ # of Short Term 4
Multi-Family _____
Live _____
MPDU _____

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

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	1
Dwelling Units	5 or fewer	6 to 50	51 to 150	151 or greater	0
Square Footage of Non-Residential 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	1
Residential Area Impact	No residential development in a residential 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 residential 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.	3
Traffic Impact - Net new peak hour trips	Fewer than 30 trips	30-74 trips	75-149 trips	150 or more trips	1
Points Total*					6
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)

*To be determined

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:

- Whether the waiver of the development standard of the equivalent zone permits the application to meet the intent of the Plan
- Whether the waiver of the development standard results in development that is compatible with development on adjacent properties;
- Whether applying the development standard of the equivalent zone is consistent with good planning and design principles;
- Such other factors as the Approving Authority reasonably deems appropriate.

Previous Approvals: (if any)

Application Number	Date	Action Taken
PJT2023-00016	9/30/2024	Approved
PJT2018-00010		Withdrawn
USE 2006-0702	07/25/2008	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:


3/28/2025

87F24AB1115C4F2

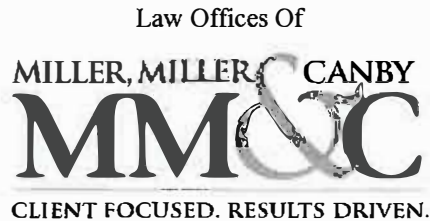
Please sign and date

Application Checklist:

The following items are to be furnished as part of this application:

- ☒ Completed Application
- ☒ Filing Fee (to include Sign Fee)
- ☐ Pre-Application Meeting Number _____ and Documentation (Development Review Committee Mtg. notes)
- ☐ Proposed Area Meeting Date _____ including location _____
- ☒ 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 8 1/2 X 11)
- ☒ Approved NRI/FSD (Natural Resources Inventory/Forest Stand Delineation Plan)
- ☒ Conceptual Building Elevations & Floor Plan (3 copies)
- ☒ CTR (Comprehensive Transportation Review) Report –with fee acceptable to Public Works (copy to CPDS).
- ☒ Concept Landscape Plan (6 copies) (size 24” X 36”) (folded to 8/1/2” X 11”).
- ☒ Preliminary Forest Conservation Plan (FCP)
- ☒ Pre-Application Storm Water Management Concept Package with Fee via Separate Check (Unless Previously Submitted with the Pre-application Materials)
- ☒ Water and Sewer Authorization Application
- ☒ 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
- ☒ Electronic Version of all materials (pdf format acceptable)
- ☒ Fire protection site plan
- ☐ Statement addressing criteria for waiver of equivalent zone development standards (if applicable)

Comments on Submittal: (For Staff Use Only)



200-B MONROE STREET, ROCKVILLE, MARYLAND 20850 P: 301.762.5212 F: 301.762.6044 WWW.MILLERMILLERCANBY.COM

JODY S. KLINE
JSKline@mmcanby.com

March 28, 2025

Mr. James Wasilak
Director of Planning
Rockville City Hall
111 Maryland Avenue
Rockville, Maryland 20850

RE: Project Plan No. PJT 2023-00016,
900 Rockville Pike;
Request for Amendment of Project Plan

Dear Mr. Wasilak,

On September 30, 2024, the City published Resolution No. 17-24 approving Project Plan No. PJT 2023-00016 for a 4,400 square foot, freestanding, single use building with associated surface parking on a 19,339 SF parcel of land located at 900 Rockville Pike in the southeast quadrant of the intersection of Rockville Pike and Edmonston Drive. A copy of Council Resolution No. 17-24 is attached for your review.

Subsequent to the Council's action on Application No. PJT 2023-00016, the owner, Mr. Joel Danshes, promptly took steps to implement the Council's decision. The Applicant's engineers were instructed to prepare plans for submission of a site plan application. Simultaneously, Mr. Danshes prepared a marketing brochure regarding the subject property and began to canvas commercial real estate brokers to identify an interested tenant or purchaser for the property. The applicant's marketing efforts have been unsuccessful to date. Mr. Danshes' engineers have indicated that they cannot complete the preparation of a site plan application until they have received information and details from a prospective tenant or buyer with guidance about how to "customize" the site plan to the potential users' desires and branding preferences.

Section 25.07.07.18 of the City Zoning Ordinance (“Project Plan Implementation Period”) states that a Project Plan approval will expire if a site plan application implementing the Project Plan is not filed within six months of the date of the Mayor and City Council’s approval. In accordance with that provision of the Zoning Ordinance, Project Plan PJT 2023-00016 will expire on **March 30, 2025** unless a site plan application is filed by that date, or an extension of the implementation period is granted.

In addition to the problems that Mr. Danshes’ engineers have encountered as described above, the Applicant has experienced the following circumstances which have contributed to his inability to file a site plan application before the Project Plan expiration date:

1. Project Plan PJT 2023-00016 was approved just before the holiday season (Thanksgiving, Christmas and New Year) when real estate activity was dormant in nature. There was, therefore, a period between the date of the City Council’s action on September 30, 2024 and the end of the calendar year when there was a lull in commercial brokerage activity.
2. In October, 2024, it was determined that Mr. Danshes’ previous cancer condition, that had been in remission since 2021, may have reactivated when a growth was detected on his chest. The examination of the suspicious growth was the subject of a surgical procedure conducted later in the month of October. When the growth was determined to be malignant, it was removed. Mr. Danshes did not require any further medical action (other than periodic checkups during his rehabilitation period) such as chemotherapy and the like but the surgical procedures related to removal of the growth, and the experience itself, left him weak, listless, and unable to vigorously manage his business interests such as marketing the newly approved building at 900 Rockville Pike.
3. The results of the presidential election in November, 2024, and the activities and plans of the new administration since then, have put a damper on the commercial leasing market. Candidly, potential tenants or buyers have been holding back in lining up new properties or in making significant financial commitments until it is better understood by all where commercial real estate and retailing opportunities are heading in the foreseeable future.

Section 25.07.07.18 states that a Project Plan implementation date is six (6) months from the date of the Mayor and City Council action “...or within such other period of time as may be provided in the approval.” In September, 2024 when the Mayor and City Council approved Application No. PJT 2023-00016, if the Applicant had forewarning that the factors described above were going to occur, he would have asked at that time that the implementation date for his filing be set not at six months but, rather, to a later date.

In light of the situation described above, Mr. Danshes concluded that a request for extension of the implementation date for Project Plan No. PJT 2023-00016 was necessary. However, when the Applicant broached this subject with the City Planning Department, we were advised by Staff that, unfortunately, Section 25.05.08 of the City Zoning Ordinance (“Extension of Implementation Period”) only applies if the provisions of Chapter 25 of the City Code expressly allow the extension and that there is nothing in Article 7 of the Zoning Ordinance that authorizes the extension of a project plan approval implementation period in contrast to other approvals such as a site plan or a special exception. Accordingly, the Applicant was directed to file an application to amend Project Plan approval No. PJT 2023-00016.

Staff’s guidance described above actually provides an opportunity that benefits both the Applicant and the City. Section 25.07.07.18 provides that the implementation period for a Project Plan will be six (6) months or such longer period as the Mayor and City Council may set. As mentioned earlier in this letter, had Mr. Danshes foreseen the events that would occur in the six months following approval of his Project Plan application, he would have requested in September that the implementation period for his project be extended out to one year. This amendment application can give Mr. Danshes the “breathing room” that he needs to thoroughly market his property. And it relieves the City Council from having to deal with another amendment request if the commercial real estate market does not rebound in a timely fashion.

For the reasons set forth above, Mr. Danshes requests that the implementation date for PJT 2023-00016 be extended from March 30, 2025 to **March 30, 2026**. I can assure you that Mr. Danshes is prepared to finalize and promptly file his site plan application as soon as he can locate a tenant to sign a lease. Furthermore, Mr. Danshes would prefer not to have to bother the Mayor and City Council of Rockville a second time for another amendment to the implementation date. For that reason, the Applicant requests that the implementation date for Application No. PJT 2023-00016 be extended from March 30, 2025 for one year to March 30, 2026. The Applicant will leave it to the discretion of the Director of Planning whether the application should be treated as minor or major in nature. The Applicant has provided filing fee and sign checks for the amount of a minor amendment. Should the application be deemed a major amendment, the Applicant will provide the additional filing fee. The Applicant hopes that this proposal is acceptable to the City in order for Mr. Danshes to find a suitable tenant for the site and so that he does not have to bother the Mayor and City Council if the commercial real estate market does not readily stabilize.

Respectfully submitted,
MILLER, MILLER & CANBY

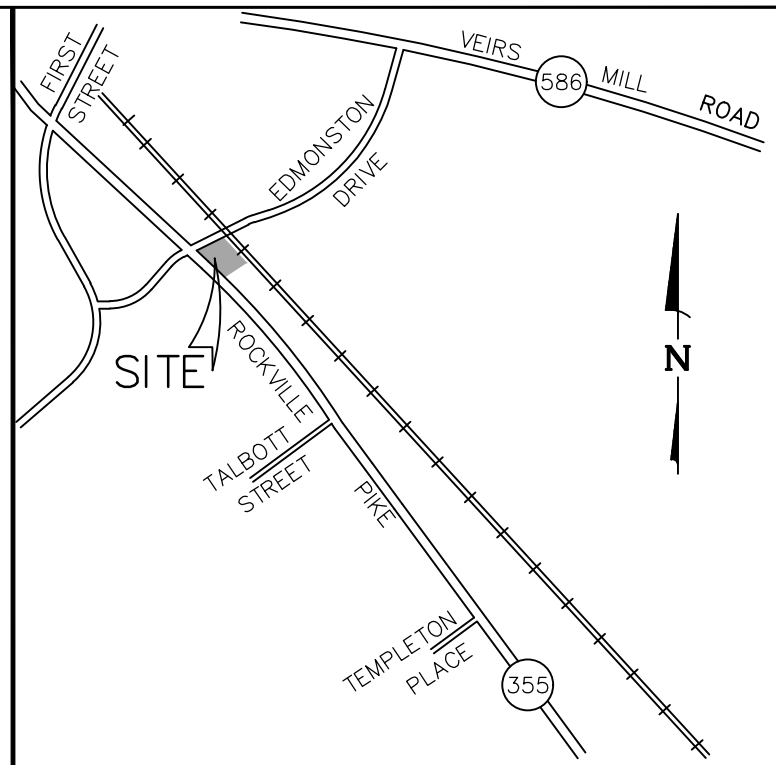
A handwritten signature in dark ink, appearing to read "Jody". The signature is stylized with a long horizontal stroke at the beginning and a trailing flourish.

Jody S. Kline

DANSHES CENTER ON THE PIKE

SAINT MARYS P214

PROJECT PLAN PJT2023-00016



VICINITY MAP
SCALE 1" = 2,000'



Civil Engineers
Land Planners
Landscape Architects
Land Surveyors

9220 Wightman Road, Suite 120
Montgomery Village, MD 20886
Phone: 301.670.0840
www.mhgpa.com

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Glascock, P.A. All Rights Reserved

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. Lic. No. 16905 Exp. Date: 04/21/2024

OWNER:

J DANSHES, LLC
9213 WINTERSET DR
POTOMAC, MD 20854
jdanshes@yahoo.com

ARCHITECT:

GTM ARCHITECTS
7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD, 20814
JEFF WHITMAN, RA
240-333-2067

ATTORNEY:

MILLER, MILLER & CANBY
200-B MONROE STREET
ROCKVILLE, MD,
JODY KLINE
301-738-2051

REVISIONS

NO.	DESCRIPTION	DATE
	SUBMIT PROJECT PLAN	12/13/22
	ADDRESS DRC COMMENTS	5/8/23
	ADDRESS CITY COMMENTS	08/11/ 2023

TAX MAP GR561

WSSC 217NW06

L. 44329 F. 159

4TH ELECTION DISTRICT
CITY OF ROCKVILLE
MARYLAND

DANSHES CENTER ON THE PIKE

ST. MARY'S PARCEL P214

PROJ. MGR BJD

DRAWN BY BJD/KDJ

SCALE 1"= 20'

DATE 11/09/22

PROJECT PLAN COVER SHEET

PJ 1.0

PROJECT NO. 2004.115.33

SHEET NO. OF

CONCEPT PLAN SHEET INDEX	
PJ 1.0	COVER SHEET
PJ 2.0	SITE PLAN
PJ 3.0	OPEN SPACE EXHIBIT
LS2.01	LANDSCAPE PLAN
L9.01	PRELIMINARY FOREST CONSERVATION PLAN
L9.02	PRELIMINARY FOREST CONSERVATION PLAN
A100	FLOOR PLAN
A200	BUILDING ELEVATIONS
A201	BUILDING ELEVATIONS
EX1.0	FIRE APPARATUS PLAN
EX1.1	TRUCK MOVEMENT EXHIBIT (REFUSE)

SITE DATA

SUBJECT PROPERTY:

PARCEL 214, L-28469 F-567

TRACT AREA:

25,962 S.F. OR 0.59 AC.

ROW DEDICATION

6,523 S.F. OR 0.15 AC

LOT AREA:

19,339 S.F. OR 0.44 AC

ZONING CLASSIFICATION:

PD-CB (CHAMPION BILLIARDS) WITH A DESIGNATED EQUIVALENT
ZONE OF MXCD (MIXED USE CORRIDOR DISTRICT)
ROCKVILLE NEIGHBORHOOD PLAN
MIDDLE/NORTH PIKE-EAST PLANNING AREA (SECT. 25.14.34.b)

PROPERTY ADDRESS:

900 ROCKVILLE PIKE

TAX ACCOUNT No.:

04-02406134

PROPOSED USE:

RETAIL

DEVELOPMENT STANDARDS (MXCD-SECT. 25.13.05.b)

	REQUIRED	ALLOWED	PROPOSED
TRACT AREA	NONE PRESCRIBED		25,862 S.F. or 0.59 AC.
BUILDING SETBACK REQUIREMENTS			
ROCKVILLE PIKE	0'		0'
EDMONSTON DRIVE	0'		0'
SIDE - MXCD ZONE	0' OR 10'		150'
REAR - WMATA	0' OR 10'		15'
BUILD-TO-LINE REQUIREMENT (SECT.25.13.05.b)	85' MAX. (1)		92'
MAXIMUM BUILDING HEIGHT (SECT.25.13.05.b.2.b.ii)	75'		26.67' (2)
BUILDING AREA	NONE PRESCRIBED		4,400 S.F. (2)
PARKING SETBACK REQUIREMENTS			
ROCKVILLE PIKE (SECT. 4.d.2(a))	10'		10'
SIDE - MXCD ZONE (SECT. 4.d.2(b)(iv))	7'		10'
REAR - WMATA (SECT. 4.d.2(b)(iv))	7'		4' (3)
SITE OPEN SPACE (4)(5) -Min.	15.0% or 2,900 S.F.		15.4% or 2,984 S.F.
PUBLIC USE SPACE (4)(5) -Min.	15.0% or 2,900 S.F.		33% or 6,500 S.F.*
*APPLICANT TO PROVIDE A MINIMUM OF 15% OPEN SPACE			
OFF STREET PARKING AND LOADING			
PARKING			
RETAIL (4,400 S.F.) (1)	1/200 S.F. = 22 SPACE		23 SPACES
HANDICAP ACCESSIBLE SPACES	1		1 (VAN SPACE)
LOADING SPACE	1		1
BICYCLE SPACES - LONG TERM (LT), SHORT TERM (ST)			
RETAIL (4,400 S.F.) (2)	ST 2/5K S.F. = 2 LT 2/12K S.F. = 1		4 ST BIKE SPACES 1 LT LOCKER
SURFACE PARKING FACILITY			
INTERNAL LANDSCAPING			
PARKING LOT AREA = 8,285 S.F.	5.0% or 414 S.F.		8% or 677 S.F.

NOTES:

- THE BUILD TO LINE REPRESENTS THE MAXIMUM SETBACK FOR THE SITE. AS PART OF POP-2006-00011, THE MAYOR AND COUNCIL GRANTED AN EXCEPTION TO REDUCE THE BUILD-TO LINE TO 85' FROM THE CENTERLINE OF THE OF THE STREET TO THE BUILDING FOR LOTS THAT ARE NARROWER THAN 300 FEET ALONG ROCKVILLE PIKE. AS PART OF THE SITE DEVELOPMENT PLAN, A REDUCTION OF THE 85' MAXIMUM SETBACK.
- INFORMATION PROVIDED BY PROJECT ARCHITECT
- PURSUANT TO SECTION 4.d.3.b.(iv) OF THE LANDSCAPE, SCREENING, AND LIGHTING MANUAL, THE PERIMETER LANDSCAPE REQUIREMENT MAY BE REDUCED BY THE PLANNING COMMISSION TO ACHIEVE A BETTER DESIGN SOLUTION PER THE PROVISION OF WALLS OR FENCES. SEE LANDSCAPE PLAN (SHEET LS 2.01)
- PURSUANT TO SECTION 25.13.05.b, SITE WITH LESS THAN 20,000 S.F. AND WITHIN THE ROCKVILLE NEIGHBORHOOD PLAN AREA REQUIRE 15% PUBLIC OPEN SPACE AND 15% OPEN SPACE
- PURSUANT TO SECTION 25.03.02, PUBLIC OPEN SPACE MAY CONSIST OF OPEN AREAS RECOMMENDED IN THE MASTER PLAN, INCLUDING ENHANCED PUBLIC WALKWAYS AND OFF-SITE PUBLIC IMPROVEMENTS. THE PROPOSED SHARED USE PATH HAS BEEN INCLUDED IN THE PUBLIC OPEN SPACE CALCULATION. SEE OPEN SPACE EXHIBIT, SHEET PJ3.0

THE BUILDING FOOTPRINTS, BUILDING HEIGHTS, ON-SITE PARKING, SITE CIRCULATION, AND SIDEWALKS SHOWN ON THIS PRELIMINARY PLAN OF SUBDIVISION ARE ILLUSTRATIVE. THE FINAL LOCATIONS OF BUILDINGS, STRUCTURES AND HARDSCAPE WILL BE DETERMINED AT THE TIME OF SITE PLAN. PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS SETBACKS, BUILDING HEIGHT, AND LOT COVERAGE FOR EACH LOT. OTHER LIMITATIONS FOR SITE DEVELOPMENT MAY ALSO BE INCLUDED IN THE CONDITIONS OF THE PLANNING BOARD'S APPROVAL.

LEGEND

EXISTING		PROPOSED
370	CONTOUR (10')	370
374	CONTOUR (2')	374
x 374.0	SPOT ELEVATION	+ 74.0
	CURB & GUTTER	
	CONCRETE	
	ASPHALT	
	BUILDING WALL	
	BUILDING OVERHANG	
	RETAINING WALL	
	PARKING SPACE QUANTITY	
	LIMITS OF DISTURBANCE	
8" W (DDM)	WATER LINE (DOMESTIC)	8" W (D)
8" W (FIRE)	WATER LINE (FIRE)	8" W (F)
FH	FIRE HYDRANT	
6" S	SEWER LINE	6" S
	STORM DRAIN LINE	15" RCP
	TRENCH DRAIN	
	STORM DRAIN STRUCTURE NUMBER	88
	OVERHEAD UTILITY WIRES	
	NATURAL GAS LINE	
	UNDERGROUND ELECTRIC	
	UNDERGROUND COMMUNICATIONS	
	FENCING	
	EASEMENT	
	PROPERTY BOUNDARY	
	LIGHT POLE	
	TREE	
	SIGN	



Know what's below.
Call before you dig.

FOR UTILITY LOCATIONS
CONTACT "ONE CALL" AT 811
AT LEAST 48 HOURS
PRIOR TO CONSTRUCTION

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. Lic. No. 16905 Exp. Date: 04/21/2024

OWNER:
J DASHES, LLC
9213 WINTERSET DR
POTOMAC, MD 20854
jdashes@yahoo.com

ARCHITECT:
GTM ARCHITECTS
7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD, 20814
JEFF WHITMAN, RA
240-333-2067

ATTORNEY:
MILLER, MILLER & CANBY
200-B MONROE STREET
ROCKVILLE, MD,
JODY KLINE
301-738-2051

REVISIONS

NO.	DESCRIPTION	DATE
	SUBMIT PROJECT PLAN	12/13/22
	ADDRESS DRC COMMENTS	5/8/23

TAX MAP GR561

WSSC 217NW06

L. 44329 F. 159

4TH ELECTION DISTRICT
CITY OF ROCKVILLE
MARYLAND

DANSHES CENTER ON
THE PIKE

ST. MARY'S
PARCEL P214

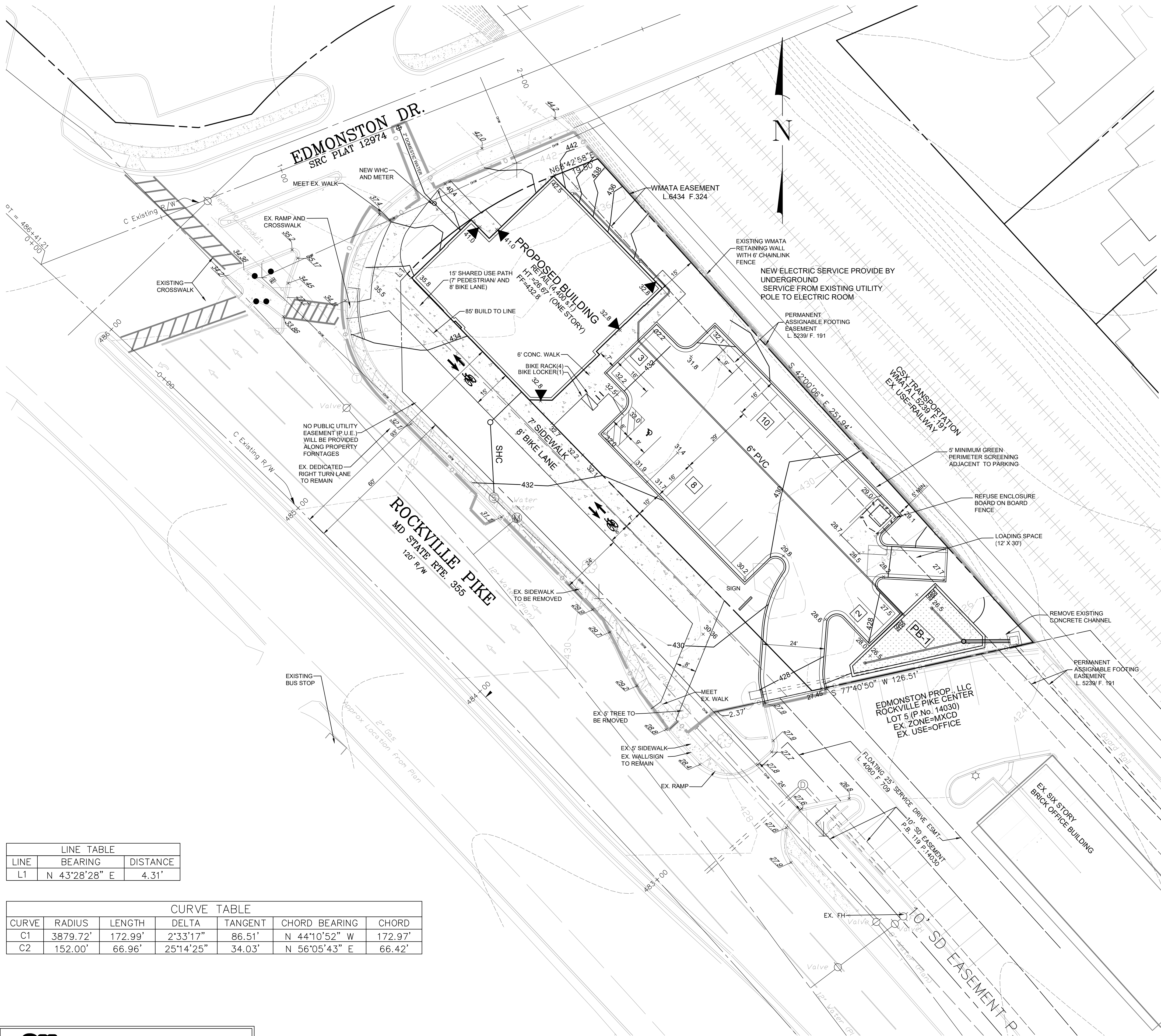
PROJ. MGR	BJD
DRAWN BY	BJD/KDJ
SCALE	1"= 20'
DATE	12/2022

PROJECT PLAN

SITE PLAN

PJ 2.0

PROJECT NO.	2004.115.33
SHEET NO.	OF



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 43°28'28" E	4.31'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	3879.72'	172.99'	2°33'17"	86.51'	N 44°10'52" W	172.97'
C2	152.00'	66.96'	25°14'25"	34.03'	N 56°05'43" E	66.42'



FOR UTILITY LOCATIONS
CONTACT "ONE CALL" AT 811
AT LEAST 48 HOURS
PRIOR TO CONSTRUCTION

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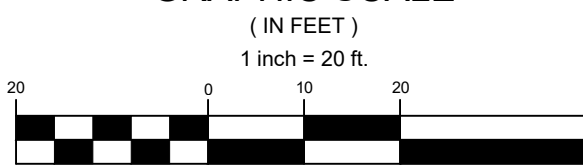
VICINITY MAP
SCALE 1" = 2,000'

LEGEND

EXISTING		PROPOSED
370	CONTOUR (10')	370
374	CONTOUR (2')	374
374.0	SPOT ELEVATION	+ 74.0
X	CURB & GUTTER	
	CONCRETE	
	ASPHALT	
	BUILDING WALL	
	BUILDING OVERHANG	
	RETAINING WALL	
	PARKING SPACE QUANTITY	
	LIMITS OF DISTURBANCE	
8" W (DOM)	WATER LINE (DOMESTIC)	8" W (D)
8" W (FIRE)	WATER LINE (FIRE)	8" W (F)
FH	FIRE HYDRANT	
6" S	SEWER LINE	6" S
15" RCP	STORM DRAIN LINE	15" RCP
	TRENCH DRAIN	
	STORM DRAIN STRUCTURE NUMBER	88
	OVERHEAD UTILITY WIRES	
	NATURAL GAS LINE	
	UNDERGROUND ELECTRIC	
	UNDERGROUND COMMUNICATIONS	
	FENCING	
	EASEMENT	
	PROPERTY BOUNDARY	
	LIGHT POLE	
	TREE	
	SIGN	

THE BUILDING FOOTPRINTS, BUILDING HEIGHTS, ON-SITE PARKING, SITE CIRCULATION, AND SIDEWALKS SHOWN ON THIS PROJECT PLAN ARE ILLUSTRATIVE. THE FINAL LOCATIONS OF BUILDINGS, STRUCTURES AND HARDSCAPE WILL BE DETERMINED AT THE TIME OF SITE PLAN. PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS SETBACKS, BUILDING HEIGHT, AND LOT COVERAGE FOR EACH LOT. OTHER LIMITATIONS FOR SITE DEVELOPMENT MAY ALSO BE INCLUDED IN THE CONDITIONS OF THE PLANNING BOARD'S APPROVAL.

GRAPHIC SCALE



REVISIONS		
NO.	DESCRIPTION	DATE
	SUBMIT PROJECT PLAN	12/14/22
	ADDRESS DRC COMMENTS	5/8/23
	CITY COMMNETS	8/11/23

TAX MAP GR561 WSSC 217NW06

L. 44329 F. 159

4TH ELECTION DISTRICT
CITY OF ROCKVILLE
MARYLAND

DANSHES CENTER ON
THE PIKE

ST. MARY'S
PARCEL P214

PROJ. MGR	BJD
DRAWN BY	BJD/KDJ
SCALE	1"= 20'
DATE	12/2022

PROJECT PLAN

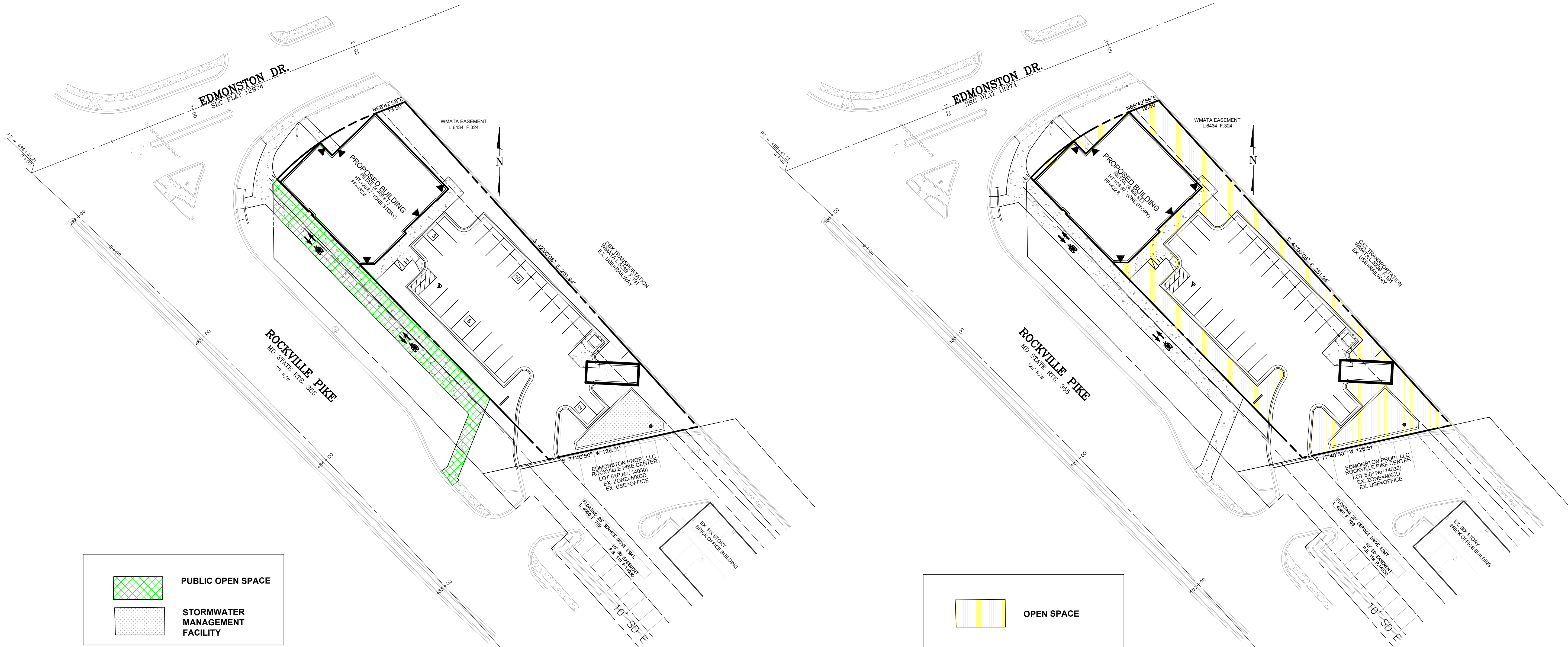
OPEN SPACE AND GREEN
AREA EXHIBIT

PJ 3.0

PROJECT NO. 2004.115.33
SHEET NO. OF

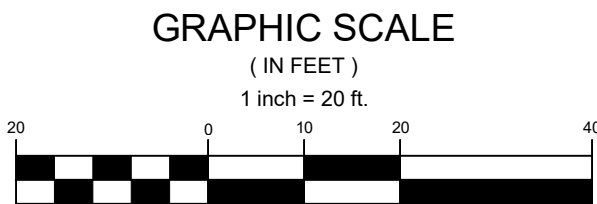
GENERAL PROJECT PLAN NOTE

UNLESS SPECIFICALLY NOTED ON DRAWING OR IN THE PLANNING BOARD CONDITIONS OF APPROVAL, THE BUILDING FOOTPRINTS, BUILDING HEIGHTS, SETBACKS, ON-SITE PARKING, SITE CIRCULATION, AND SIDEWALKS SHOWN ON THIS SKETCH PLAN ARE ILLUSTRATIVE. THE FINAL DETAILS OF BUILDINGS, STRUCTURES, AND HARDSCAPE WILL BE DETERMINED AT THE TIME OF SITE PLAN REVIEW.



LOT AREA= 19,339 S.F.
PUBLIC OPEN SPACE REQUIRED: 15.0% OR 2,900 S.F.
PUBLIC OPEN SPACE PROVIDED: 15.4% OR 2,984 S.F.
-PER DEFINITIONS,PUBLIC OPEN SPACE MAY CONSIST OF OPEN AREAS RECOMMENDED IN THE MASTER PLAN, INCLUDING ENHANCED PUBLIC WALKWAYS AND OFF-SITE PUBLIC IMPROVEMENTS

LOT AREA= 19,339 S.F.
OPEN SPACE REQUIRED: 15.0% OR 2,900 S.F.
OPEN SPACE PROVIDED: 33% OR 6,500 SF (15% MINIMUM)

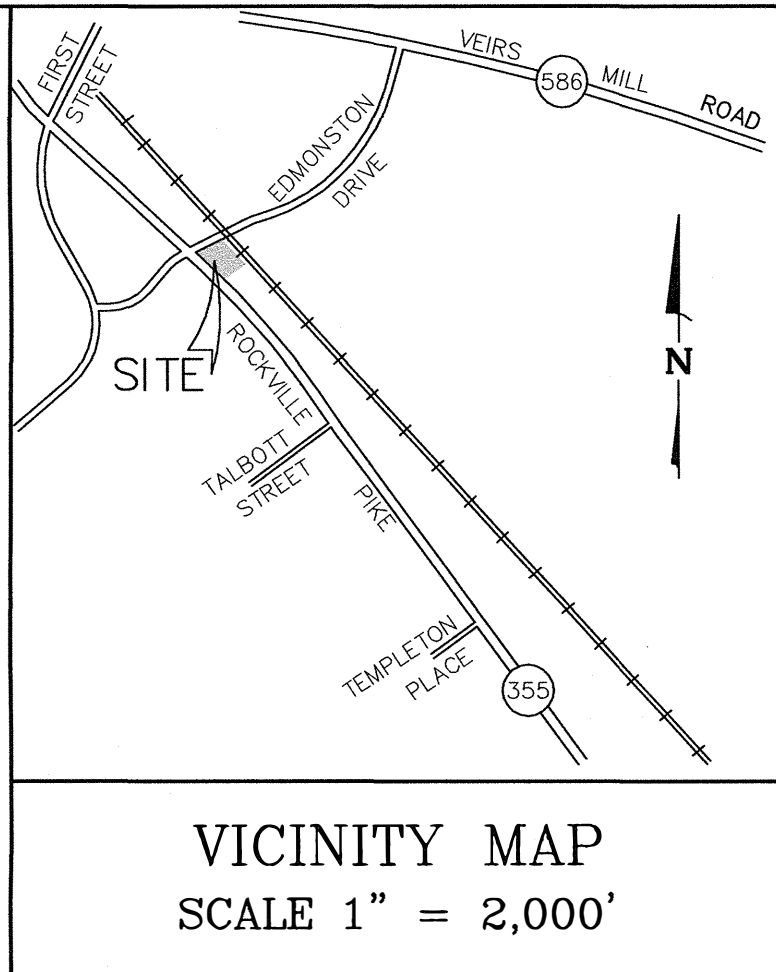


SOILS CHART					
MAP UNIT SYMBOL	MAP UNIT NAME	K FACTORY/WHOLE	DRAINAGE CLASS	HIGH ERODIBILITY (V/N)*	HYDRIC INCLUSION %
ZUB	Glenn Urban Land Complex 0-8% slopes	0.28	Well Drained	NO	0
400UB	Urban Land	N.R.	No Rating	NO	0
Information accessed from NRCS Web Soil Survey 3/7/2017					

SIGNIFICANT TREE SUMMARY CHART

NRI					
#	COMMON NAME	SCIENTIFIC NAME	DBH	Area CRZ	CTLA %
ON-SITE SIGNIFICANT >= 12" DBH					
4	Willow Oak	Quercus phellos	18	2289	69
CITY ROW TREE					
5	Siberian Elm	Ulmus pumila	25	4416	84
6*	Black Locust	Robinia pseudoacacia	15	1590	91
7	Black Locust	Robinia pseudoacacia	7	346	91
8	Black Locust	Robinia pseudoacacia	6	254	84
9	Black Locust	Robinia pseudoacacia	6	254	84
STATE ROW TREE					
1	Sugar Maple	Acer saccharum	19	2550	72
2	Norway Maple	Acer platanoides	15	1590	75
3	Willow Oak	Quercus phellos	22	3419	66

*Tree #6 is multistem



NATURAL RESOURCE INVENTORY/FOREST STAND DELINEATION NOTES

- TOTAL SITE AREA = 0.59 ACRES (25,862 S.F.) AND CONSISTS OF PARCEL 214 AT LIBER 28469, FOLIO 567. PROPERTY IS LOCATED AT 900 ROCKVILLE PIKE, SOUTH OF EDMONSTON DRIVE.
- 5' CONTOUR TOPOGRAPHY FROM MNCPPC TOPOGRAPHIC MAP 217NW06 AND BOUNDARY BY MACRIS, HENDRICKS, AND GLASCOCK, P.A.
- NO WETLANDS, STREAMS, SEEPS, SPRINGS, FLOODPLAINS, OR STREAM VALLEY BUFFERS EXIST ON SITE.
- UTILITIES (I.E. WATER, SEWER, STORM DRAIN, CULVERTS, ELECTRIC, PHONE) ARE SHOWN IN SURVEYED LOCATIONS.
- THERE IS NO FOREST ON-SITE. THE SITE HAS SEVERAL TREES ON-SITE AND IN THE SURROUNDING RIGHT OF WAY BUT SITE IS PRIMARILY COVERED IN GRASS.
- NO STRUCTURE OR EVIDENCE SUGGESTING HISTORICAL OR ARCHAEOLOGICAL SIGNIFICANCE WAS OBSERVED DURING THE SITE INVESTIGATION. REVIEW OF THE CITY'S ONLINE GIS DATABASE, ACCESSED ON 4/4/2017 INDICATES NO RECORDED HISTORIC RESOURCE ONSITE OR ADJACENT. A NON-DESIGNATED HISTORIC BUILDING IS ACROSS ROCKVILLE PIKE FROM THE SUBJECT PROPERTY AT 50 W. EDMONSTON DRIVE.
- INDIVIDUAL TREE LOCATIONS ARE SURVEY LOCATED. TREES WERE MEASURED USING A DBH TAPE.
- FIELDWORK FOR THIS INVENTORY WAS CONDUCTED ON 1/24/17 BY FRANK JOHNSON.
- NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON-SITE AND WAS CONFIRMED BY DNR NHP PER THEIR REVIEW CONDUCTED ON MARCH 3, 2017.
- NON-NATIVE OR INVASIVE PLANTS FOUND ON-SITE INCLUDE PYRUS CALLERYANA, CELASTRUS ORBICULATUS, LONICERA JAPONICA, AND EURASIAN LONICERA. LONICERA JAPONICA, EURASIAN LONICERA, PYRUS CALLERYANA, ACER PLATANOIDES AND ULMUS PUMILA WERE IDENTIFIED IN THE ADJACENT RIGHT OF WAYS.
- THE SITE AREA IS LESS THAN 40,000 S.F. AND NO FOREST CONSERVATION IS REQUIRED.

Approved FSD

City of Rockville

FTPO # 2017-00013

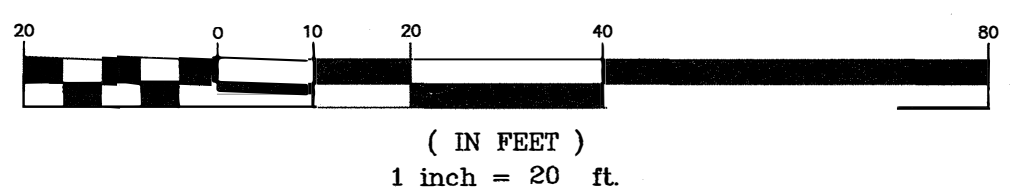
Authorized Signature

4/17/2017

Date

1 of 1 sheet

GRAPHIC SCALE



CITY TAX MAP E-4

WSSC 217 NW 06

NATURAL RESOURCE INVENTORY/FOREST STAND DELINEATION 900 ROCKVILLE PIKE

PARCEL P214, LIBER 28469 FOLIO 567

4TH ELECTION DISTRICT - CITY OF ROCKVILLE - MARYLAND



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.mhga.com

Proj. Mgr.
MDP

Designer
FCU

Date
4-14-17

Scale
1" = 20'

Project No.
04-115-31

Sheet
1 of 1

LEGEND	
	SIGNIFICANT TREE
	CRITICAL ROOT ZONE
	LIMITS OF DISTURBANCE
	SOIL BOUNDARY
	UTILITY POLE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 43°28'28" E	4.31'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING
C1	3879.72'	172.99'	2°33'17"	86.51'	N 44°10'52" W
C2	152.00'	66.96'	25°14'25"	34.03'	N 56°05'43" E

MINIMUM TREE COVER TABLE

TRACT AREA	25,862 S.F.
MTC REQUIRED (Zone MXCD = 10%)	2,586 S.F.

OWNER/DEVELOPER

J. DANSHES LLC

9213 WINTERSET DRIVE

POTOMAC, MD 20854

PHONE: 301-309-8893

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 EXISTING STATE AND CITY FOREST CONSERVATION LEGISLATION.

DATE

FRANK C. JOHNSON

RECOGNIZED AS QUALIFIED PROFESSIONAL
BY MD. DEPT. OF NATURAL RESOURCES
COMAR 08.19.06.01

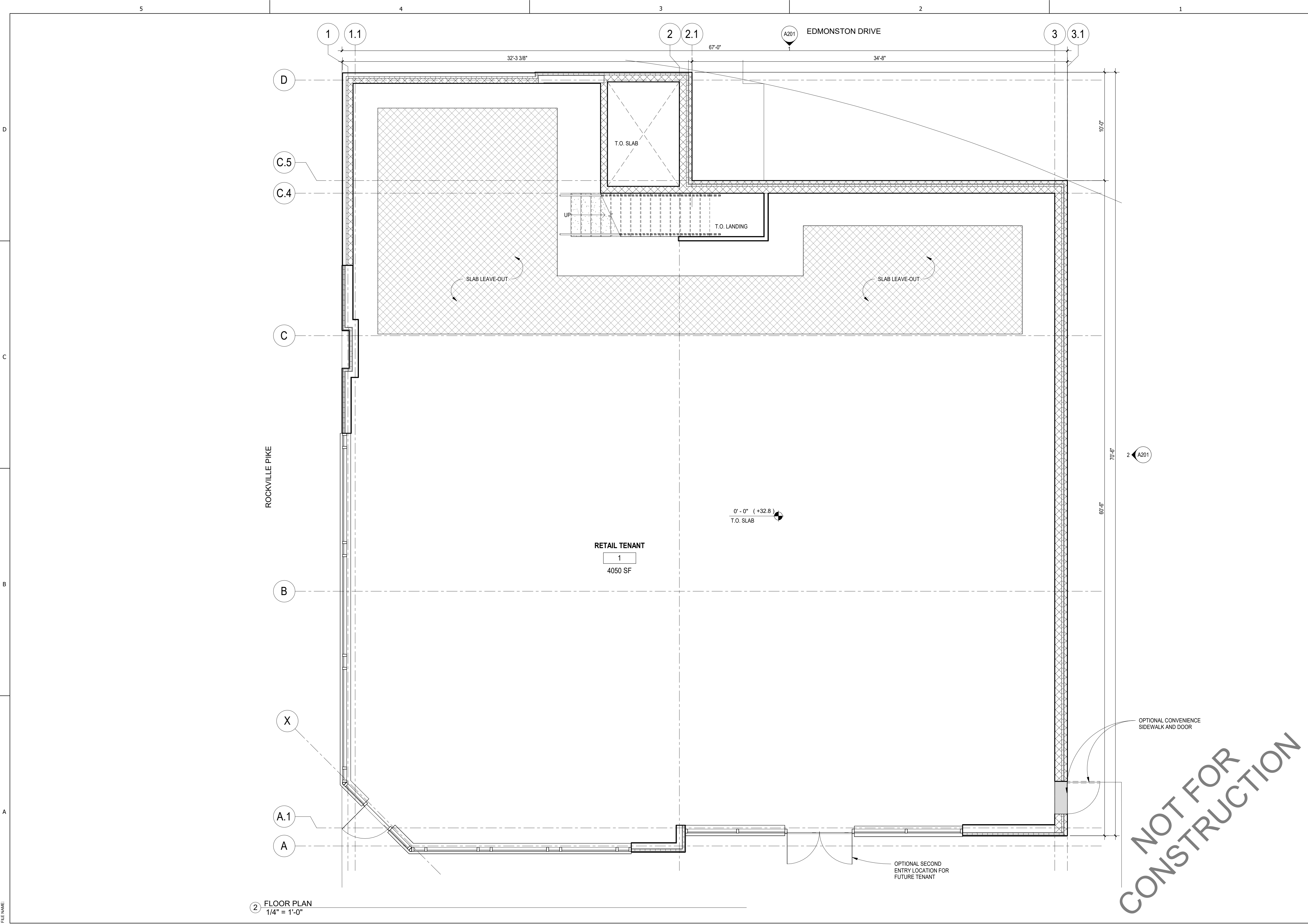
Tree Note

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.



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CONTACT "ONE CALL" AT 811
AT LEAST 48 HOURS
PRIOR TO CONSTRUCTION



GTMARCHITECTS

7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(240)333-2000
(240)333-2001 FAX
WWW.GTMARCHITECTS.COM



Seal

Consultants

Project

ROCKVILLE RETAIL
CENTER

900 ROCKVILLE PIKE, ROCKVILLE, MD 20852

Owner

J DANSHES, LLC

Developer

TENANT REVISION	5/8/2023
CANOPY REVISION	02/23/2023
PROJECT PLAN	12/13/2022
ISSUE DESCRIPTION	DATE

GTM Project No. 22.0376

Checked By JW

Drawn By NL

Scale AS NOTED

Sheet Title

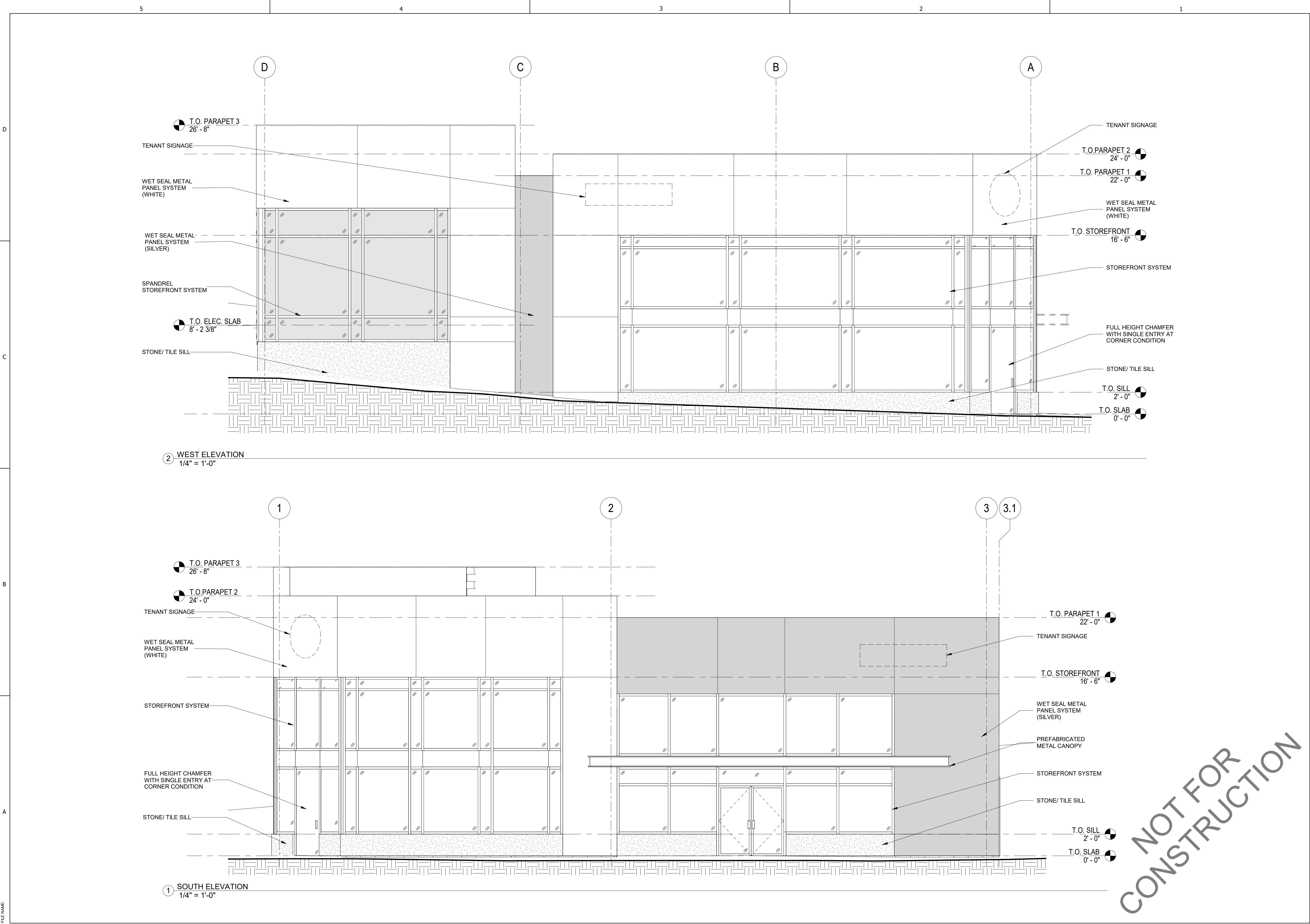
FLOOR PLAN

Sheet No.

A100

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NOT FOR
CONSTRUCTION



GTM ARCHITECTS

7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(240)333-2000
(240)333-2001 FAX
WWW.GTMARCHITECTS.COM



Seal

Consultants

Project

ROCKVILLE RETAIL
CENTER

900 ROCKVILLE PIKE, ROCKVILLE, MD 20852

Owner

J DANSHES, LLC

Developer

TENANT REVISION	5/8/2023
CANOPY REVISION	02/23/2023
PROJECT PLAN	12/13/2022
ISSUE DESCRIPTION	DATE

GTM Project No. 22.0376

Checked By JW

Drawn By NL

Scale AS NOTED

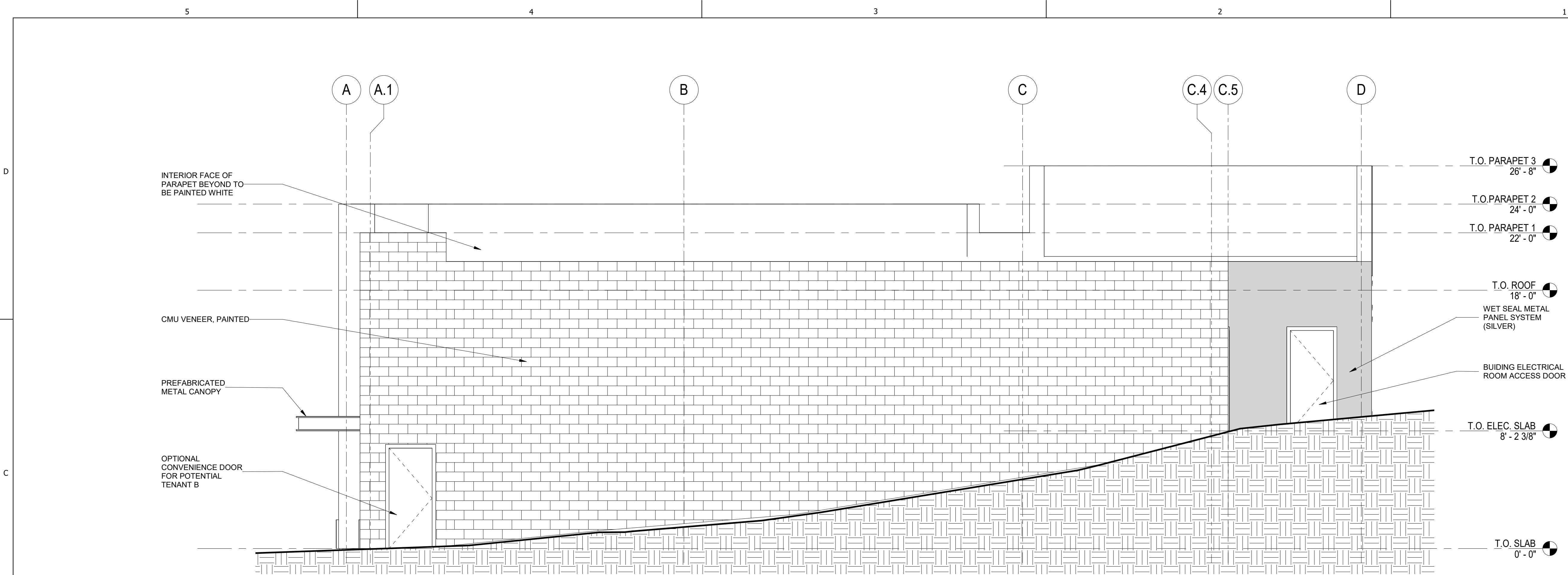
Sheet Title

EXTERIOR
ELEVATIONS

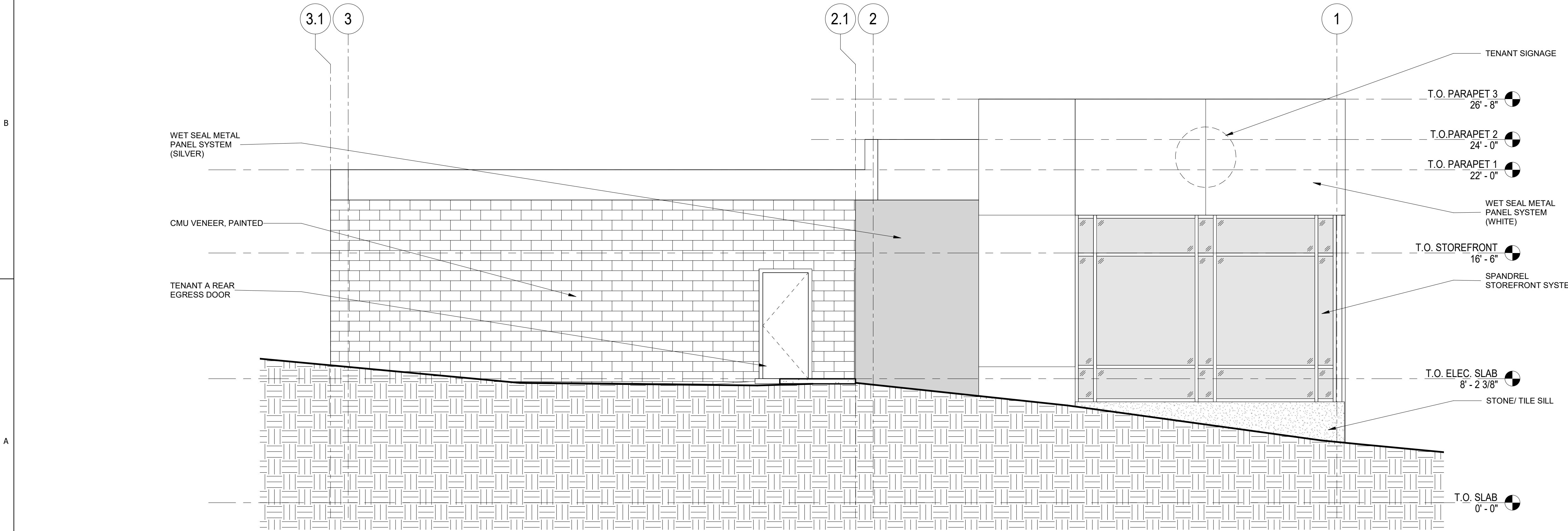
Sheet No.

A200

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② EAST ELEVATION
1/4" = 1'-0"



① NORTH ELEVATION
1/4" = 1'-0"

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CONSTRUCTION

GTM ARCHITECTS

7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(240)333-2000
(240)333-2001 FAX
WWW.GTMARCHITECTS.COM



Seal

Consultants

Project

ROCKVILLE RETAIL
CENTER

900 ROCKVILLE PIKE, ROCKVILLE, MD 20852

Owner

J DANSHES, LLC

Developer

TENANT REVISION	5/8/2023
CANOPY REVISION	02/23/2023
PROJECT PLAN	12/13/2022
ISSUE DESCRIPTION	DATE

GTM Project No. 22.0376

Checked By JW

Drawn By NL

Scale AS NOTED

Sheet Title

EXTERIOR
ELEVATIONS

Sheet No.

A201

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TRAFFIC STATEMENT

900 Rockville Pike

PJT2023-00016 Project Plan Resubmission

September, 2017 - Wells & Associates

June, 2023 - Amended - Street Traffic Studies, Ltd

INTRODUCTION

Wells and Associates initially prepared a Transportation Statement for the project 900 Rockville Pike in 2017. Since that time, certain elements of the project have changed and the City has requested that the original study be amended to reflect those changes. Street Traffic Studies has completed those amendments to the original report while maintaining the original components that remain unchanged. All text changes made by Street Traffic Studies will be clearly identified by italic type.

The purpose of this report is to provide a limited Comprehensive Transportation Review for a project which will generate less than 30 peak hour trips during the AM, PM and Saturday peak hours of the adjacent street system. This report has been prepared in accordance with the March 21, 2011 CTR Methodology and through correspondence with City of Rockville Staff. Staff Correspondence is contained in Exhibit A.

The project, 900 Rockville Pike, is located along the east side of MD 355 (Rockville Pike) at the south-east corner of MD 355 (Rockville Pike)/Edmonston Drive Intersection *as shown in Figure 1 below.*

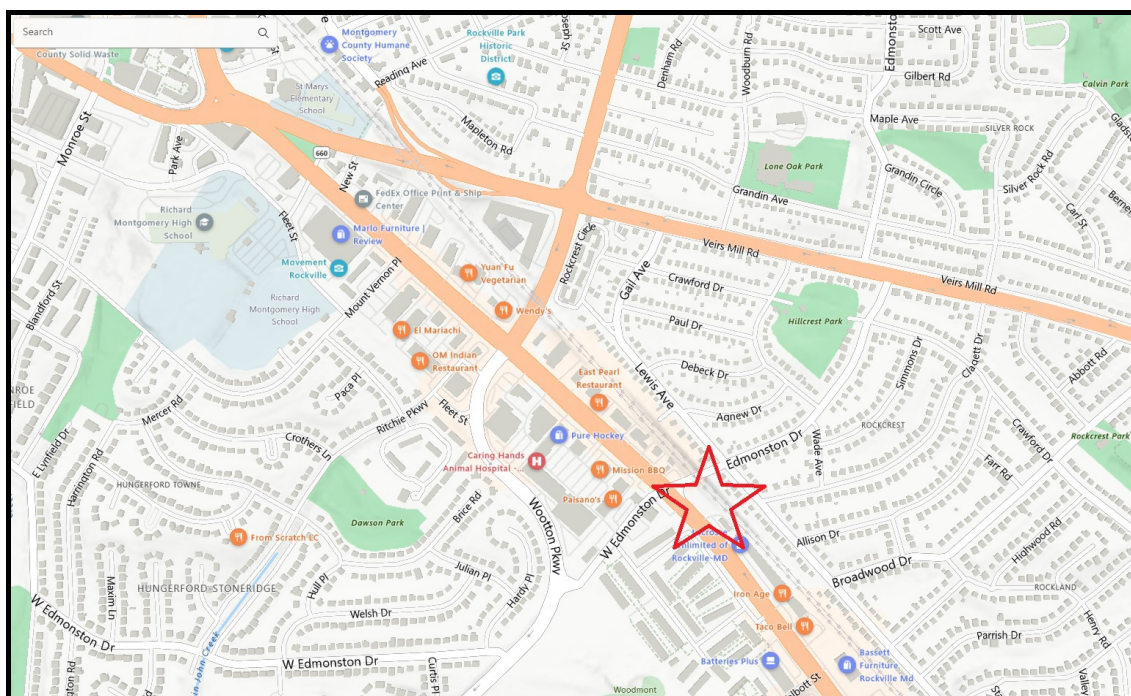


Figure 1 - Site Location

TRAFFIC STATEMENT

900 Rockville Pike

PJT2023-00016 Project Plan Resubmission

Revised June 2023

Page Two

The site is an unimproved vacant parcel located outside of a Transit Oriented Area (TOA), as defined in the City of Rockville Comprehensive Transportation Review Methodology.

900 Rockville Pike will, if approved, consist of the following mix of uses:

Land Use - Commercial Retail

Total 4,400 square feet

A development plan for the site was previously approved in 2006 for a 12,574 square foot furniture store. Details of this approval are summarized in Resolution 14-06. Subsequent to the approval, the City, the County and the MSHA have studied the design option to upgrade MD 355 within the City, to accommodate the future needs including the planned Bus Rapid Transit line.

The project Statement of Justification provides the full details of the history of that work but the following discussion details the current status as it impacts the subject property:

City planners and Public Works officials have advised the Applicant that SHA and MCDOT have finally concluded that the necessary width of Rockville Pike on the east side of the roadway adjacent to the subject property must be at least 93 feet from the centerline of the Pike. Within that distance must be located; a) three through drive lanes on the Pike, b) a right turn lane to eastbound Edmonston Drive, c) an 8 foot wide "cycle track", and d) a 7 foot wide sidewalk. Items c) and (d) comprise a 15 foot "shared use path".

Since that time the design of the northbound MD 355 right turn lane at its intersection with Edmonston Road has been further refined. The decision has been made that the separate right turn lane would remain, however the existing features of a sweeping hot lane would not be provided. Due to the planned cycle track on the east side of MD 355, the operational concerns of the right turn lane require that it function as a signalized right turn movement, with no free right turns or right turn on red movements allowed. The design of the right turn lane will need to ensure that the geometry needs of truck turning movements are safely accommodated.

TRAFFIC STATEMENT

900 Rockville Pike

PJT2023-00016 Project Plan Resubmission

Revised June 2023

Page Three

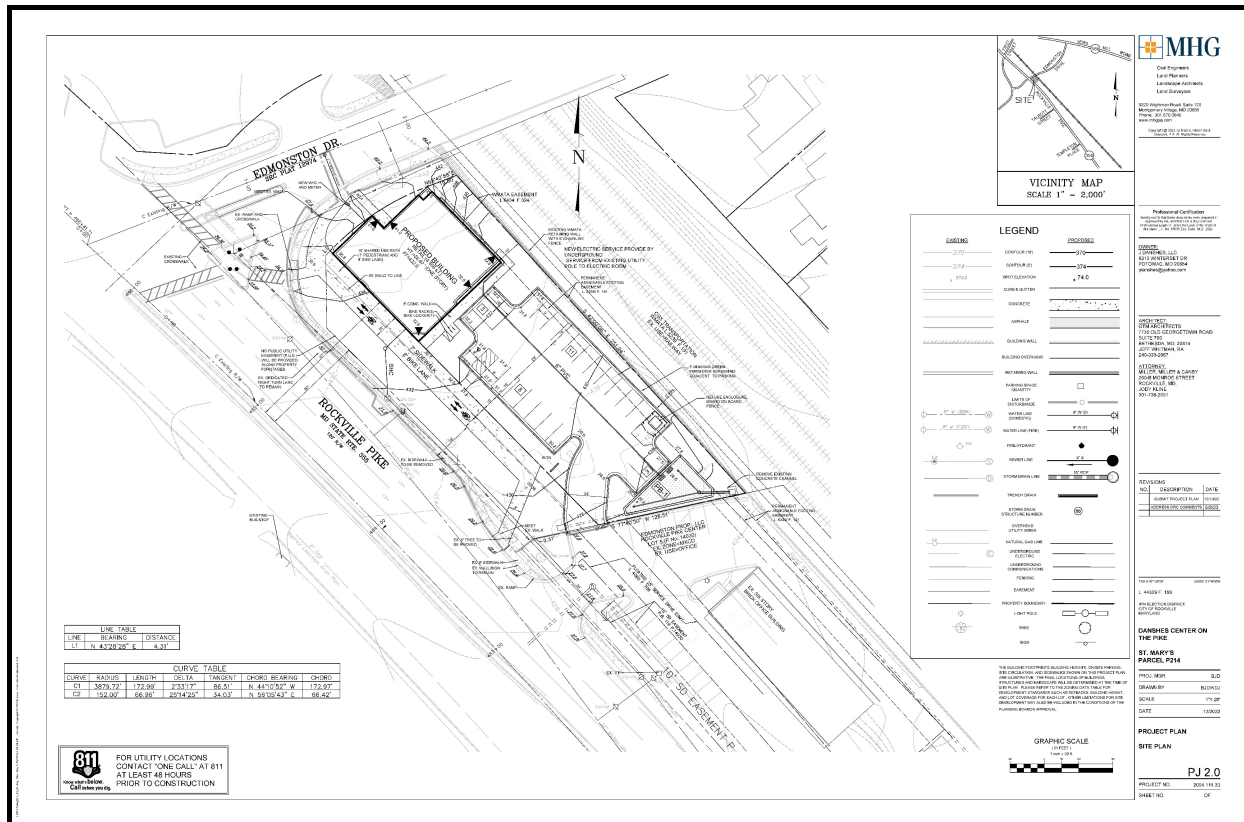


Figure 2 Site Project Plan

The Site Project Plan shown in Figure 2 above presents the proposed commercial office building, parking lot, and access drive adjusted to reflect the impact of the 93 foot offset from centerline for the future MD 355 and BRT upgrades.

VEHICLE TRIP GENERATION

The peak hour vehicle trips that would be generated by the 900 Rockville project were estimated using the trip generation rates/equations published by the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition. The trip generation for the proposed land uses is shown in Table 1 on the following page.

As noted in the table, a reduction in peak hour trips was applied to both the morning and evening peak hours to reflect the previously approved 12,579 square foot furniture store, previously approved for the site, as summarized in Resolution 14-06, for PPD 2006-00011.

TRAFFIC STATEMENT

900 Rockville Pike

PJT2023-00016 Project Plan Resubmission

Revised June 2023

Page Four

For consistency purposes, 11th ITE Trip Generation rates were applied for both the previous approval and the new proposed use. In both cases, average trips rates were used for both the morning and evening peak hours.

TABLE 1						
TRIP GENERATION STUDY						
Development	Morning Peak Hour			Evening Peak Hour		
	In	Out	Total	In	Out	Total
900 Rockville Pike Trips/ 4,400 sf retail	6	4	10	14	15	29
Previous approval (Resolution 14-06) Trips/12,574 Furniture Store	2	1	3	3	4	7
Net New Trips	4	3	7	11	11	22

ITE 11th Edition Trip Generation Manual used for all uses

LU Code 822 - Shopping Center less than 40,000 sf

LU Code 890 - Furniture Store

The average rate was used to calculate the trip generation for all peak hours.

As shown in Table 1, the project will generate 7 AM new peak hour trips, 22 PM new peak hour trips. As shown, the proposed development will generate fewer than 30 peak hour trips during the AM, PM periods. Therefore, a full CTR study is not required for the subject development.

TRAFFIC STATEMENT

900 Rockville Pike

PJT2023-00016 Project Plan Resubmission

Revised June 2023

Page Five

SITE ACCESS AND CIRCULATION

This section presents a proposed site access and circulation transportation statement and the proposed conditions site plan. Auto and non-auto site access and circulation are evaluated in this component.

PROPOSED SITE ACCESS AND CIRCULATION TRANSPORTATION STATEMENT

The Site Plan presented in *Figure 2* shows the planned site features, which comply with City codes, standards, and policies.

The property is in proximity to an existing diverse transportation network that includes, bus, bicycle, and pedestrian facilities and services.

Hours of Operation and Other Services. It is anticipated that the hours of deliveries, pick-ups, and other services to the building at 900 Rockville Pike would be typical of other such buildings in the City of Rockville. *Because of the relatively small size of the proposed building it is expected that truck deliveries will be made by a typical Single Unit Truck, referred to as a SU- 30 design vehicle. Additionally, as is typical of a building of this size and nature, deliveries are typically scheduled during the “off-Peak” hours to minimize conflicts with customer access and parking.*

Design Vehicles. The proposed site plan is designed to adequately accommodate all types of vehicles anticipated to access the site, including automobiles, delivery vehicles, trash trucks, taxis, motorcycles, and bicycles. *Autoturn vehicle turning movement studies have been completed by the project engineer and are included in the submission packager demonstrating the expected truck turning movements both on the site and through the site access to MD 355.*

Pedestrian Facilities. The information provided on the City of Rockville website indicates that sidewalks are currently provided along the property frontage on MD 355 (Rockville Pike) and on the northern end of the property on Edmonston Drive. *As shown on Figure 2, the Site Project Plan, a 7 foot sidewalk is planned along the length of the MD 355 frontage, that will ultimately be part of the overall enhanced pedestrian network serving not just MD 355 but also a critical link to the planned BRT, with a station planned to be located in the median of MD 355, directly opposite the subject site.*

Bicycle Facilities. The information provided on the City of Rockville website indicates that signed-shared roadway bicycle paths exist along Edmonston Drive and extends from Baltimore Road to Wootton Parkway. A copy of the bicycle routes and paths in the study area is included in Exhibit D.

TRAFFIC STATEMENT

900 Rockville Pike

PJT2023-00016 Project Plan Resubmission

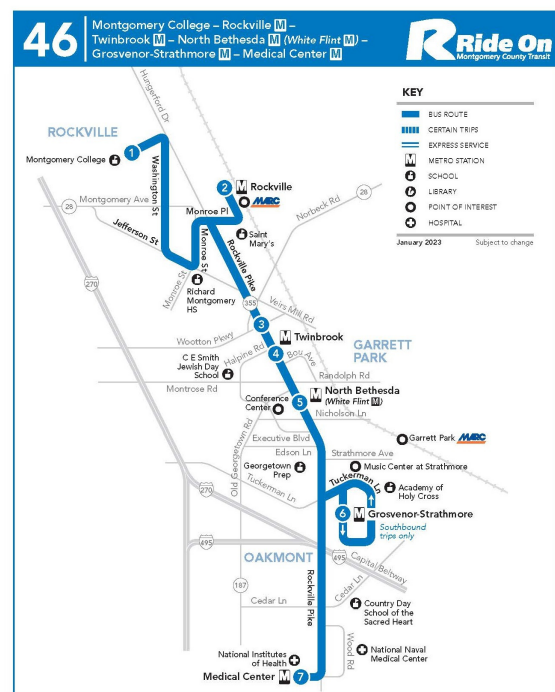
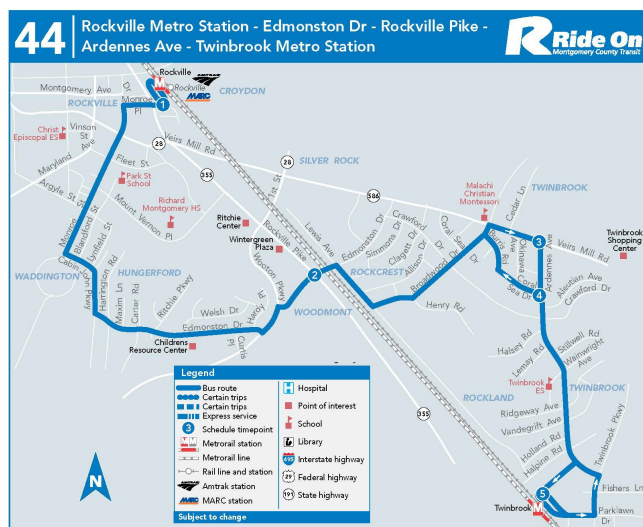
Revised June 2023

Page Six

As shown on Figure 2, the Site Project Plan, a 8 foot - 2 way cycle track is planned along the length of the MD 355 frontage, that will ultimately be part of the overall enhanced pedestrian network serving not just MD 355 but also a critical link to the planned BRT, with a station planned to be located in the median of MD 355, directly opposite the subject site.

Public Transportation Facilities and Services. The subject site currently is served by two (2) Ride-On bus routes in the immediate vicinity.

The two Ride-On Bus routes offer service in Rockville:



From Twinbrook Metro Station to Rockville Metro Station- five days a week
Shady Grove Metro to Medical Center - seven days a week

Based on recent discussions with Montgomery County project designers, the BRT design, which begins at the Bethesda Metro Station and extends north to Germantown is currently at the 35% design stage. The northern section which begins at Montgomery College is currently funded for construction; efforts are underway to secure the funding for the southern section. Current plans are for construction to begin in 2025 / 2026.

TRAFFIC STATEMENT

900 Rockville Pike

PJT2023-00016 Project Plan Resubmission

Revised June 2023

Page Seven

PROPOSED CONDITIONS SITE PLAN

Auto Site Access. As shown on site plan included in *Figure 2*, 900 Rockville Pike will be served by a shared access driveway located *along the east side of MD 355(Rockville Pike)*. The site entrance will be a right-in, right-out access only, and will operate under a stop sign control.

SUMMARY

900 Rockville Pike is located along the east side of MD 355 (Rockville Pike) at the south-east corner of MD 355 (Rockville Pike)/ Edmonston Drive Intersection. The property is currently unimproved and applicant proposes a development *comprising 4,400 SF of commercial retail space*.

The report has been prepared in accordance with the Comprehensive Transportation Review Methodology, but is limited to a discussion of only 2 of the components as required by the Comprehensive Transportation Review guidelines, and as discussed with City of Rockville staff. Vehicular access to the facility is provided via a shared driveway along MD 355(Rockville Pike),

Sidewalks currently exist on the property's frontage along MD 355(Rockville Pike) and north of the property on Edmonston Drive. The site is also served by adequate transportation facilities transportation facilities. In brief, Ride On routes 44 and 46.

The site plan for the project has been modified to accommodate the design requirements for the upgrade of MD 355, including the planned BRT line. These design parameters as defined by the City planners, Public Works, SHA and MCDOT concluded that the necessary width of Rockville Pike on the east side of the roadway adjacent to the subject property must be at least 93 feet from the centerline of the Pike. Within that distance must be located; a) three through drive lanes on the Pike, b) a right turn lane to eastbound Edmonston Drive, c) an 8 foot wide "cycle track", and d) a 7 foot wide sidewalk. Items © and (d) comprise a 15 foot "shared use path".

The Site Concept Plan developed for the subject property is in complete compliance with these requirements.

A trip generation analysis was conducted using the rates established in the Institute of Transportation Engineers, Trip Generation Manual, *11th Edition*. Based on the analysis conducted, 900 Rockville will generate 7 new AM peak hour trips, 22 PM new peak hour trips. Since the site will generate less than the 30 trip threshold, a more extensive traffic study is not required.

In summary, the proposed development will have no impact on the roadway network surrounding the site. Therefore, this report does not recommend any mitigation measures, nor does expansion of the site require any trip credits to offset the traffic impact.



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Land Planners
Landscape Architects
Land Surveyors

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ARCHITECT:
GTM ARCHITECTS
7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD, 20814
JEFF WHITMAN, RA
240-333-2067

ATTORNEY:
MILLER, MILLER & CANBY
200-B MONROE STREET
ROCKVILLE, MD,
JODY KLINE
301-738-2051

REVISIONS

NO.	DESCRIPTION	DATE
	SUBMIT PROJECT PLAN	12/13/22
	ADDRESS DRC COMMENTS	5/8/23

TAX MAP GR561 WSSC 217NW06

L. 44329 F. 159

4TH ELECTION DISTRICT
CITY OF ROCKVILLE
MARYLAND

DANSHES CENTER ON
THE PIKE

ST. MARY'S
PARCEL P214

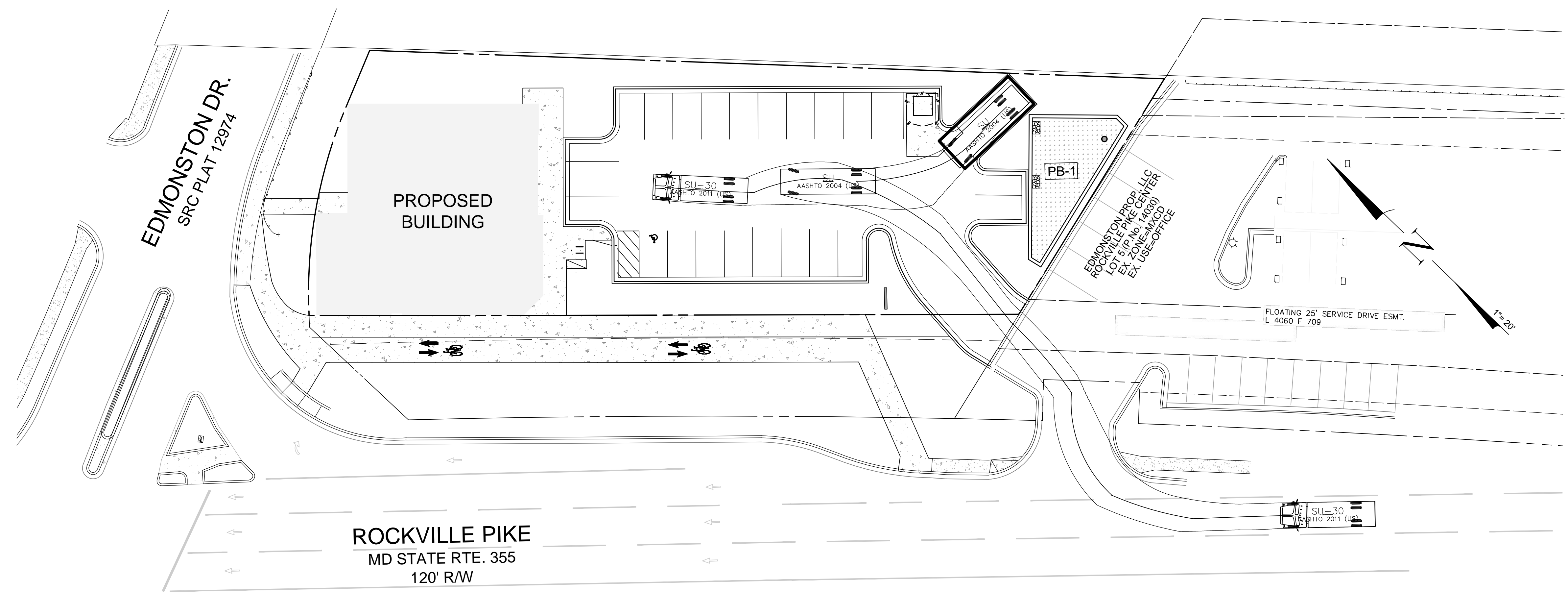
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DRAWN BY	JDP
SCALE	1" = 20'
DATE	05/2023

PROJECT PLAN

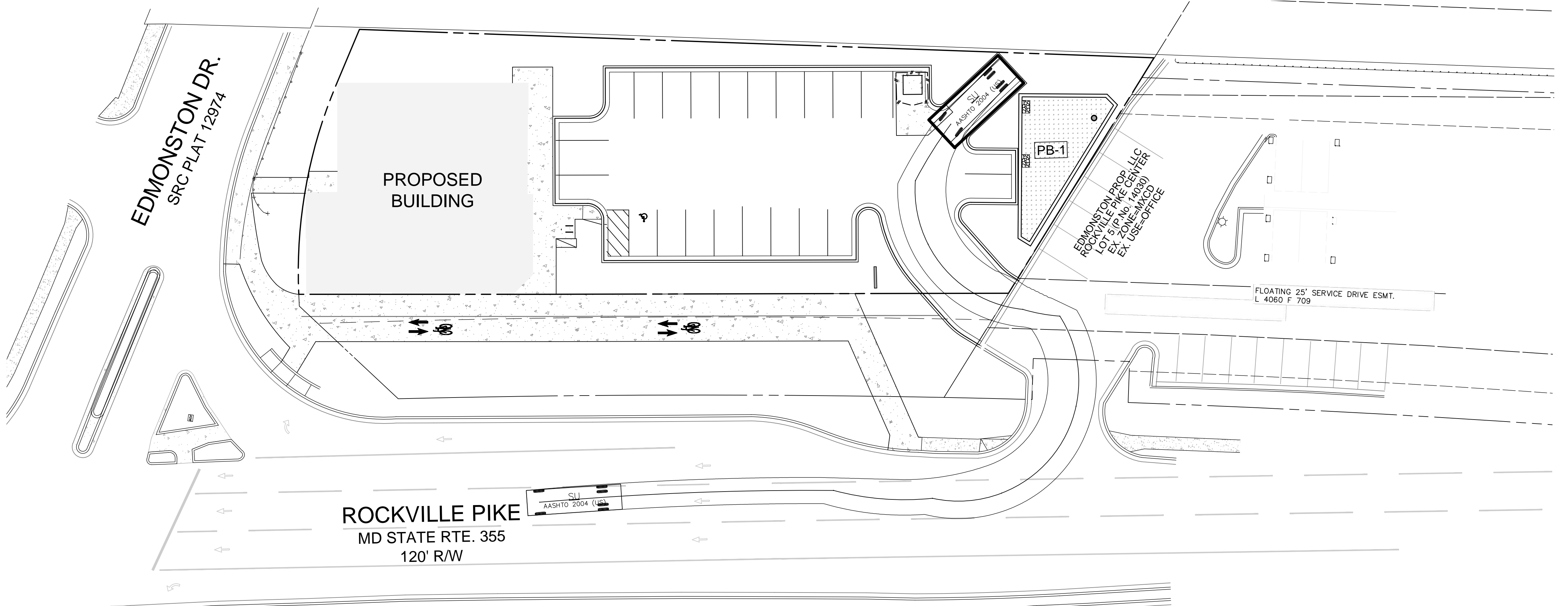
TRUCK MOVEMENT
EXHIBIT (DELIVERY SU-30)

EX 1.2

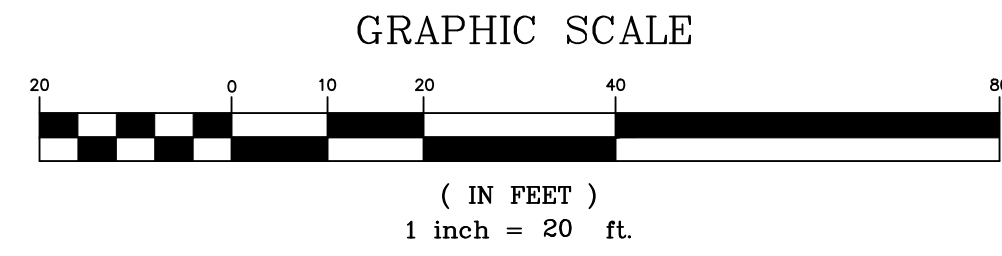
PROJECT NO.	2004.115.33
SHEET NO.	1 OF 1



DELIVERY TRUCK TURNING STUDY (IN)



DELIVERY TRUCK TURNING STUDY (OUT)





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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. Lic. No. 16905 Exp. Date: 04/21/2024

OWNER:
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jdanshes@yahoo.com

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240-333-2067

ATTORNEY:
MILLER, MILLER & CANBY
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ROCKVILLE, MD,
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301-738-2051

REVISIONS		
NO.	DESCRIPTION	DATE
	SUBMIT PROJECT PLAN	12/13/22
	ADDRESS DRC COMMENTS	5/8/23

TAX MAP GR561 WSSC 217NW06
L. 44329 F. 159
4TH ELECTION DISTRICT
CITY OF ROCKVILLE
MARYLAND

DANSHES CENTER ON THE PIKE

ST. MARY'S PARCEL P214

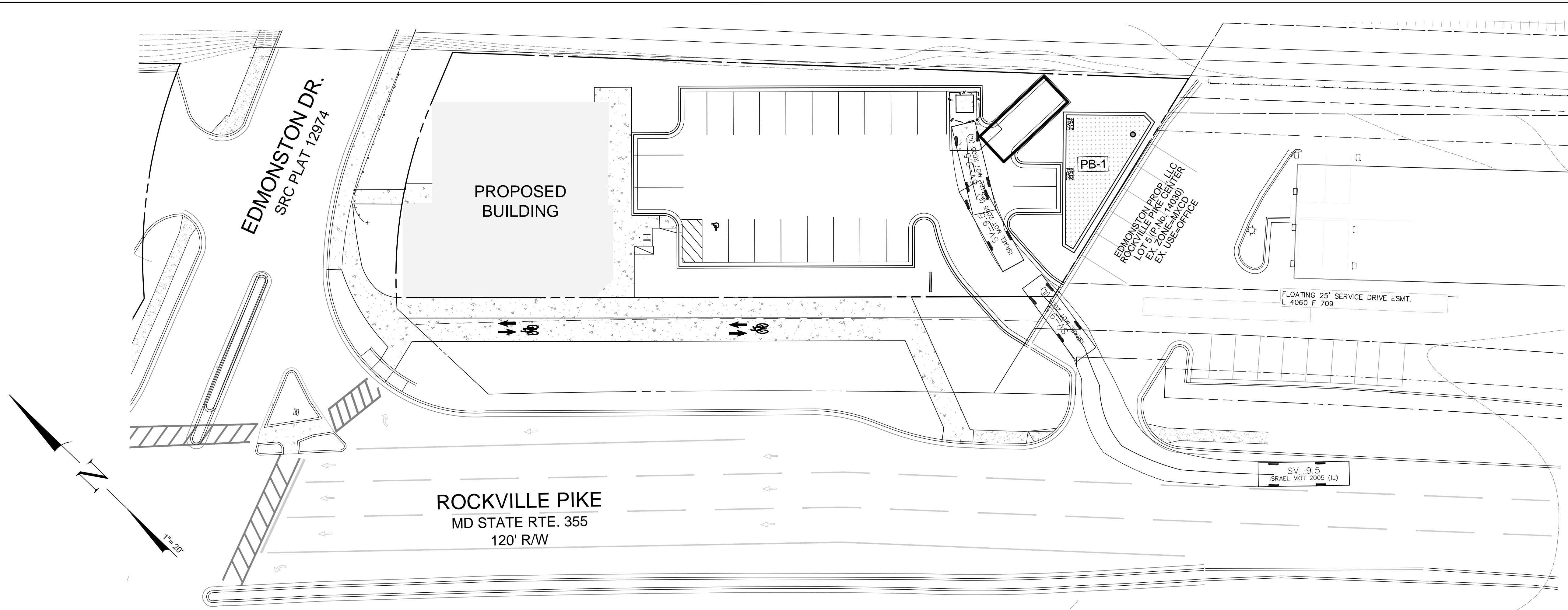
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DRAWN BY	JDP
SCALE	1" = 20'
DATE	05/2023

PROJECT PLAN

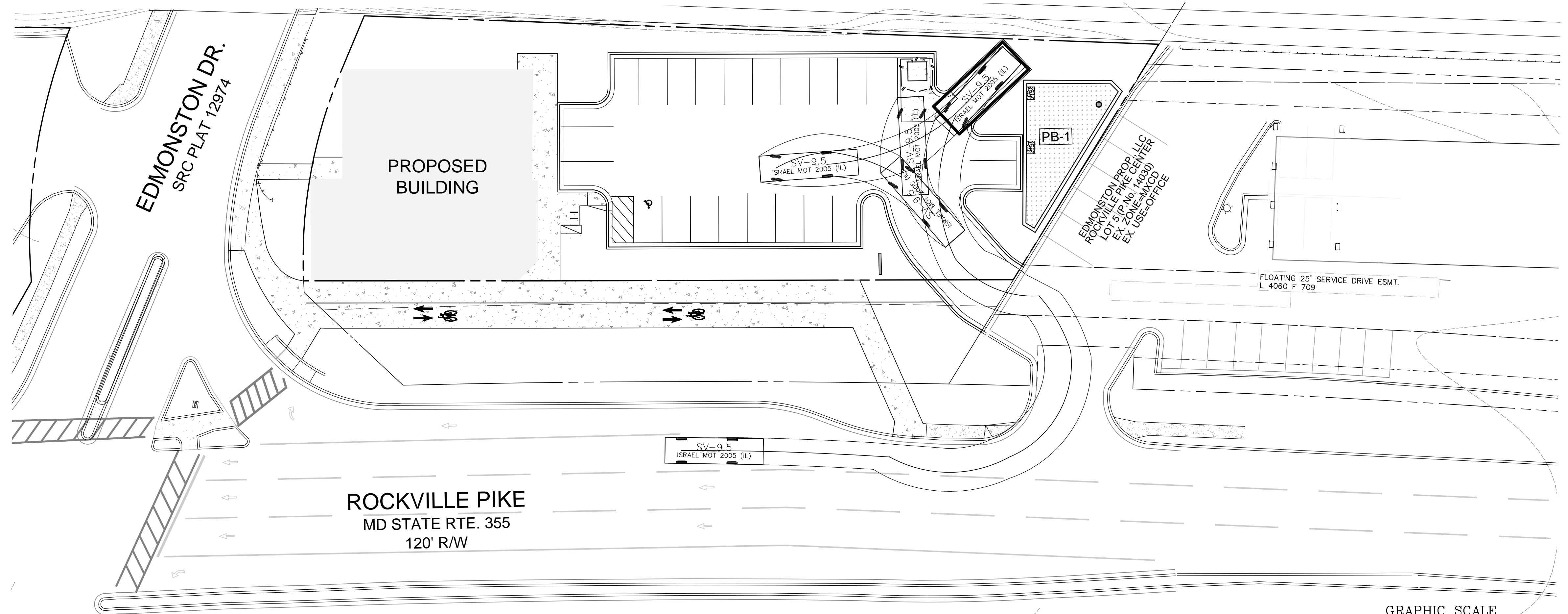
TRUCK MOVEMENT EXHIBIT (REFUSE)

EX 1.1

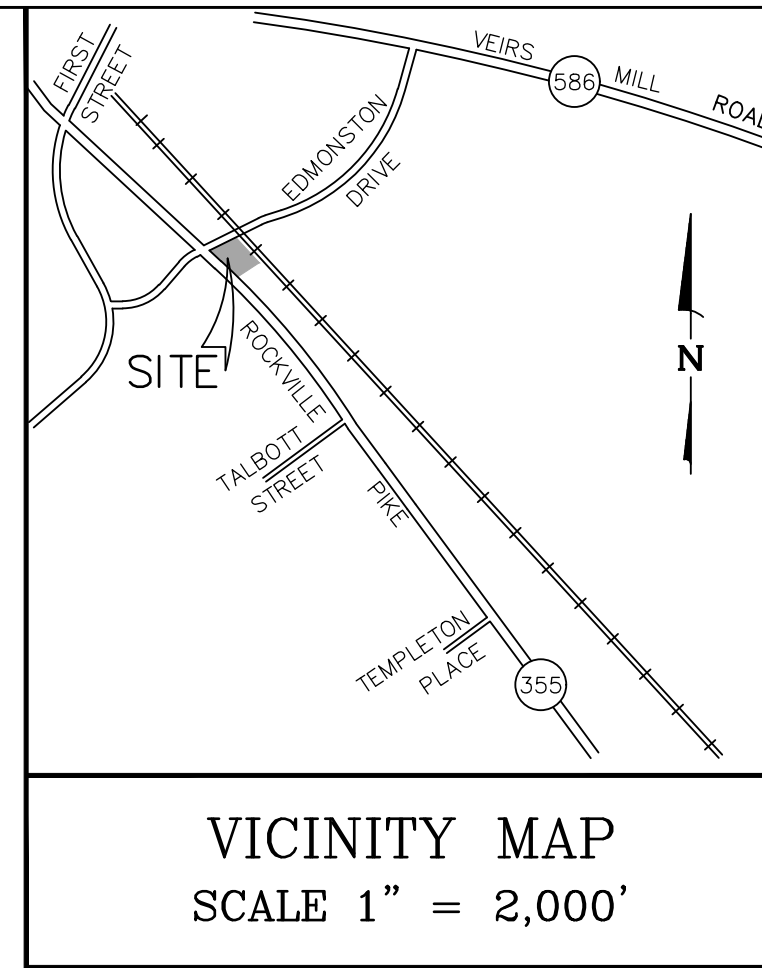
PROJECT NO.	2004.115.33
SHEET NO.	1 OF 1



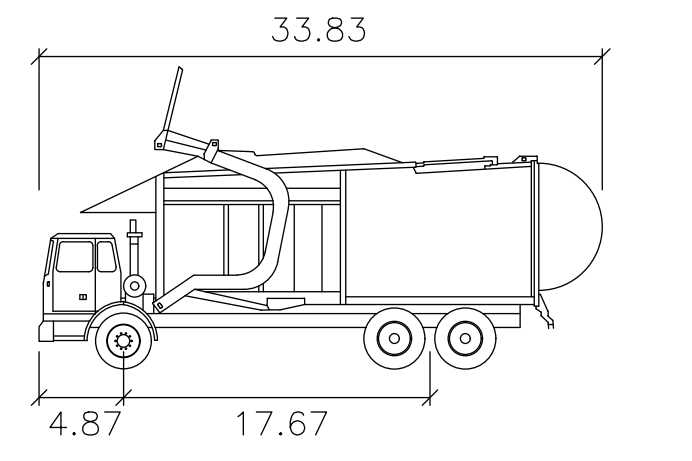
REFUSE TRUCK TURNING STUDY-IN



REFUSE TRUCK TURNING STUDY- OUT

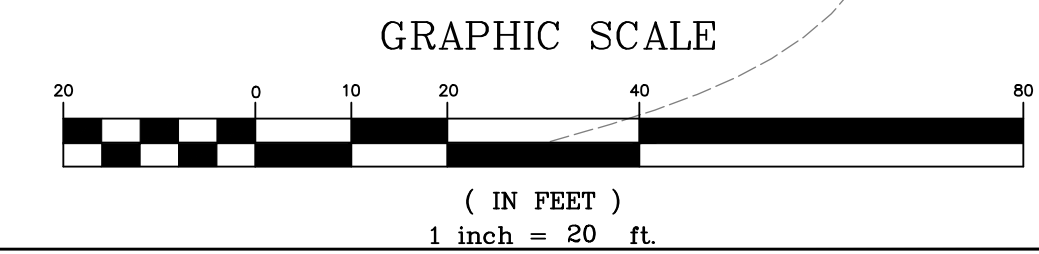


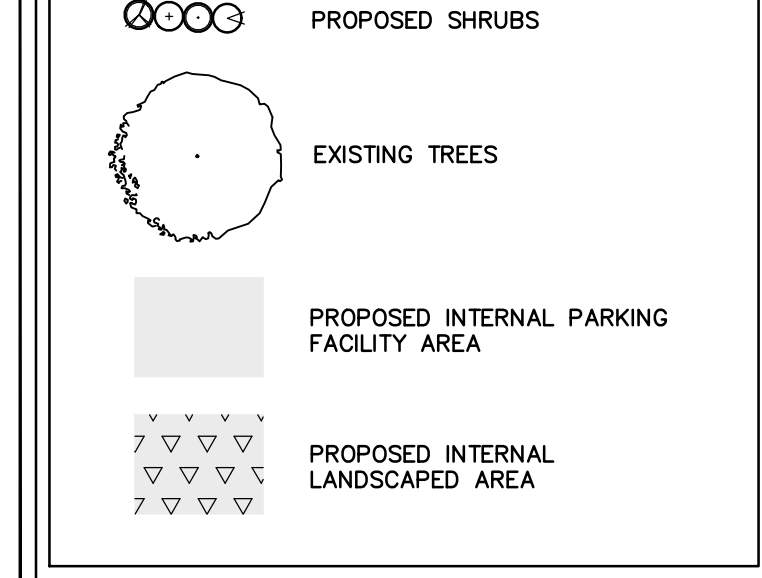
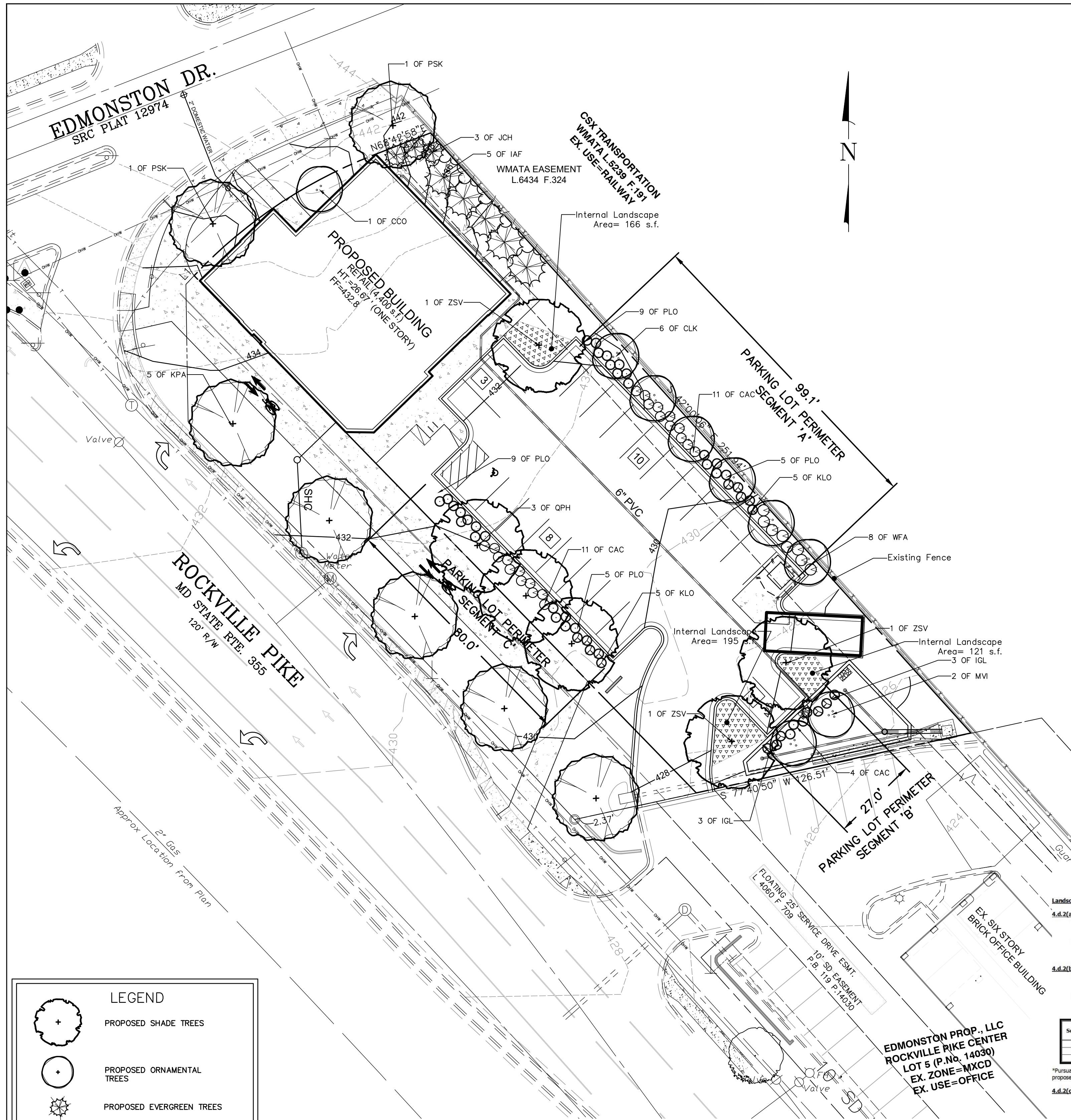
VICINITY MAP
SCALE 1" = 2,000'




Wayne Titan	feet
Width	: 8.46
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

GARBAGE TRUCK
TURNING STUDY
REAR LOAD VEHICLE





NATIVE PLANT COUNTS	
Total Shade Trees: 13	
Native Shade Trees: 3	
Percent Native: 23%	
Total Number of Trees: 30	
Native Trees: 11	
Percent Native: 36.7%	
Total Number of Shrubs: 78	
Native Shrubs: 34	
Percent Native: 43%	



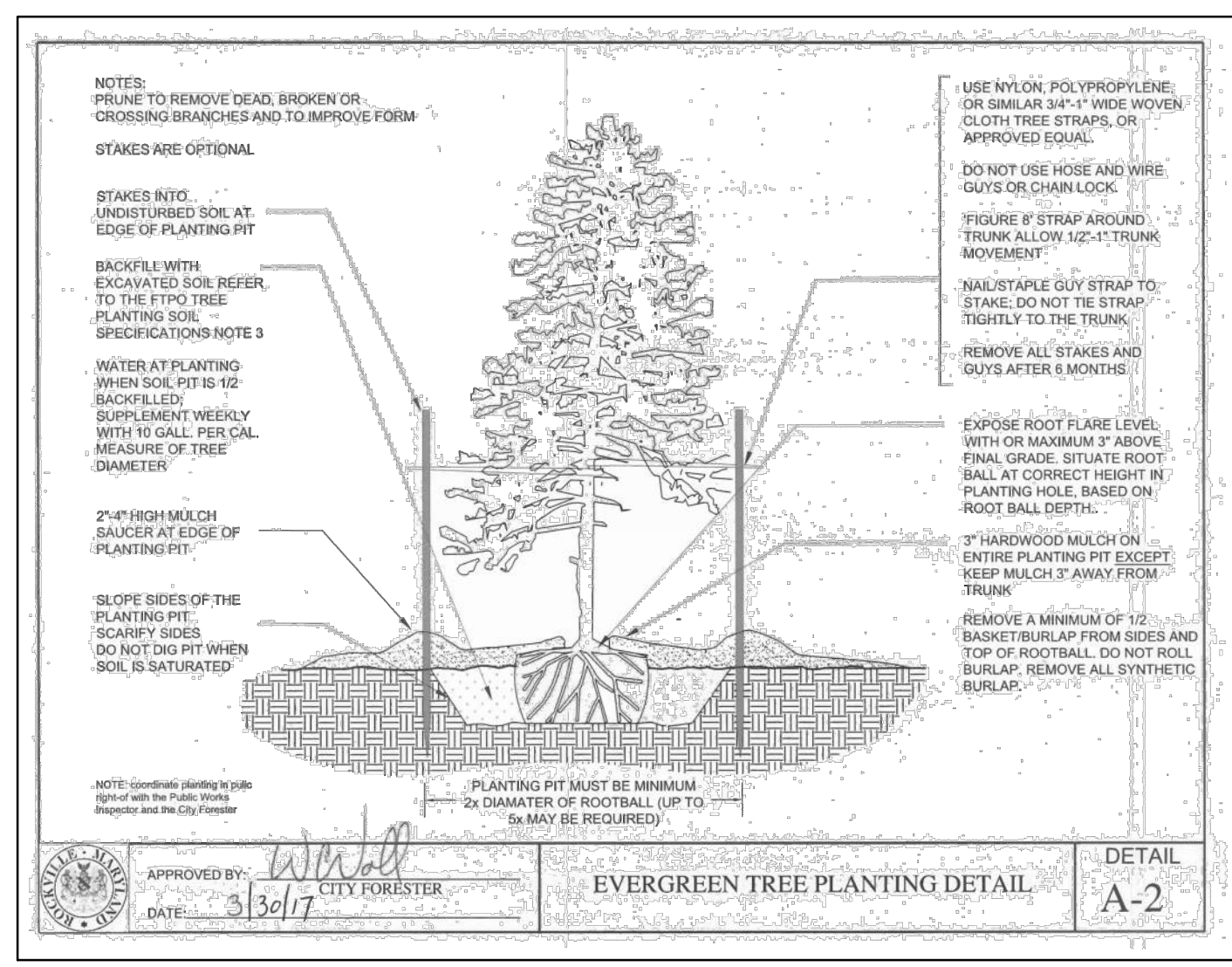
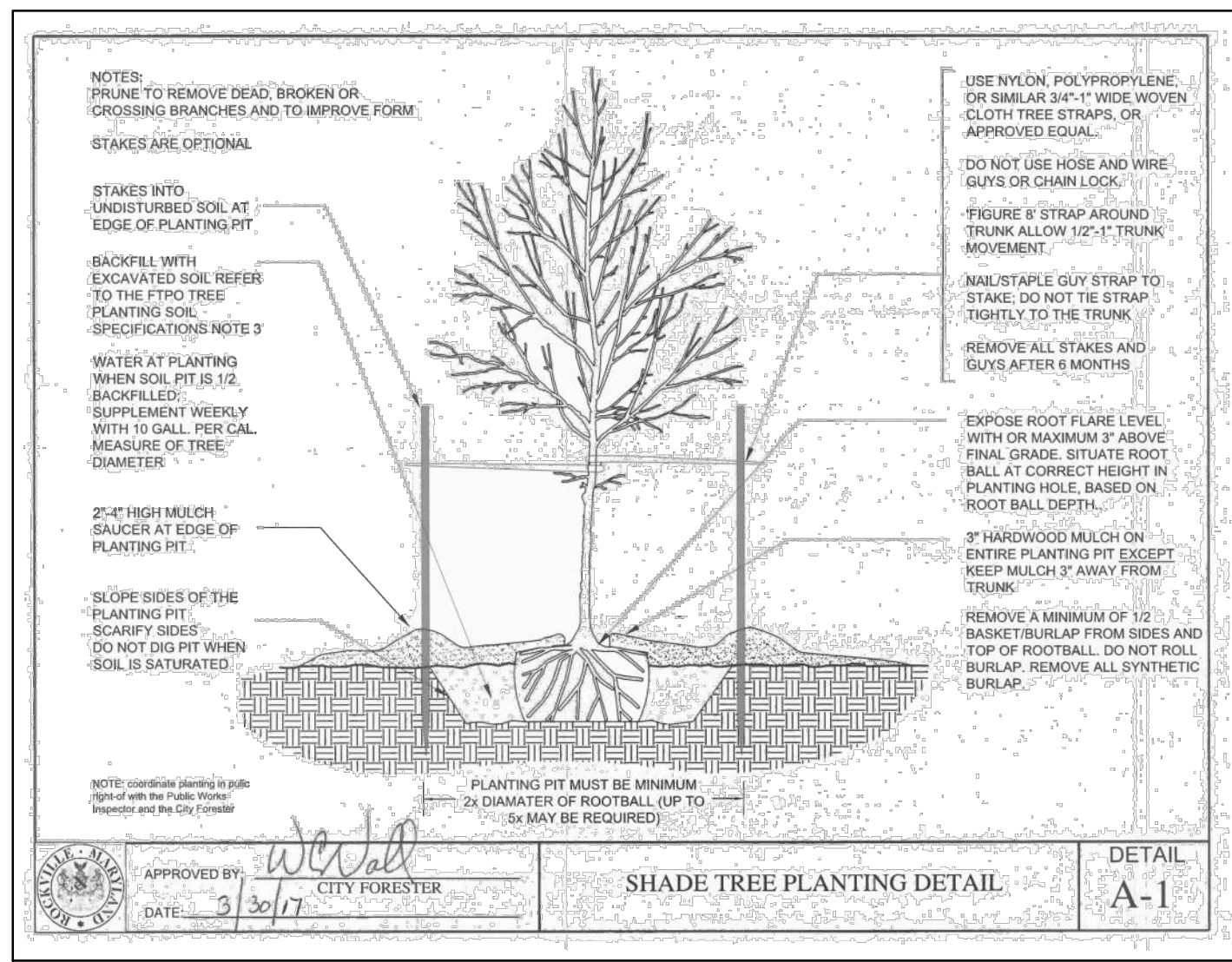
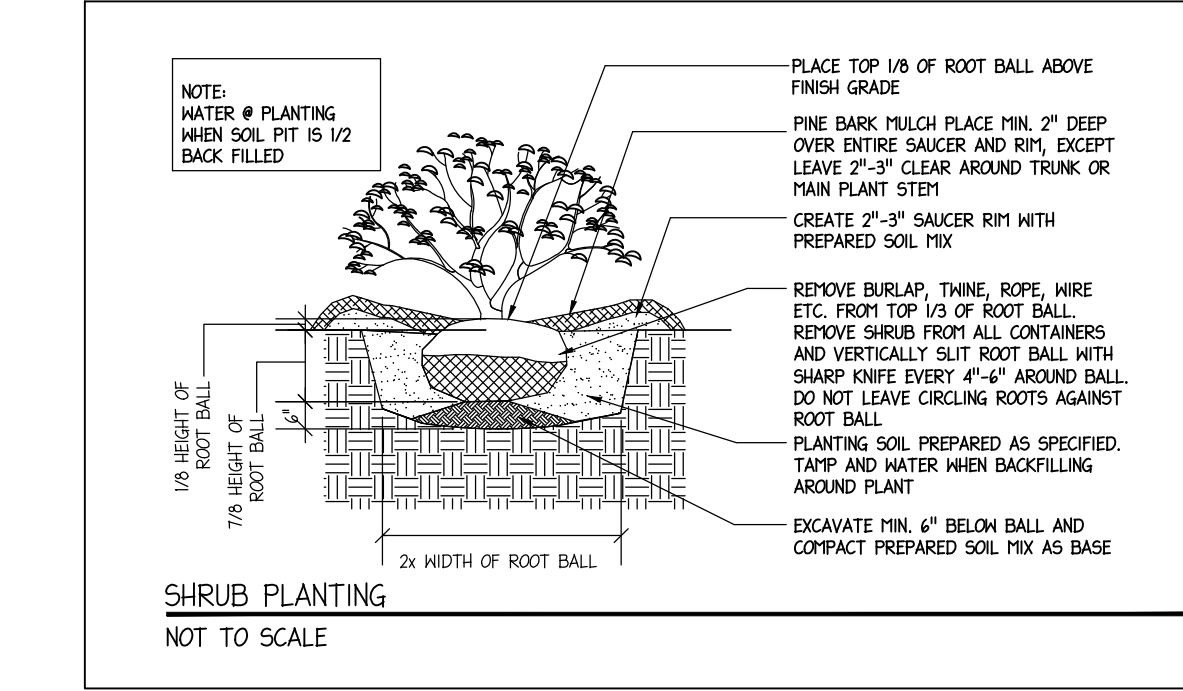
Know what's below.
Call before you dig.

**FOR UTILITY LOCATIONS
CONTACT "ONE CALL" AT 811
AT LEAST 48 HOURS
PRIOR TO CONSTRUCTION**

LANDSCAPE PLANT LIST						
KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL	HGT	SPD
SHADE TREES						
*CPU	3	Quercus phellos	Willow Oak	2 1/2'-3'		B&B
*KPA	5	Koeleria paniculata	Golden Raintree	2'-3'		B&B
*PSK	2	Prunus serrata 'Kwanzan'	Kwanzan Cherry	2'-3'		B&B
*ZSV	3	Zelkova serrata 'Village Green'	Village Green Japanese Zelkova	2'-3'		B&B
EVERGREEN TREES						
*JCH	3	Juniperus chinensis 'Hetzi'	Columnar Hetzi Juniper		5-6'	B&B
*IAF	5	Ilex x attenuata 'Fosteri'	Foster Holly		5-6'	B&B
ORNAMENTAL TREES						
*CCO	1	Cornus kousa 'Rutcan'	Constellation Kousa Dogwood		7-8'	B&B
*CLK	6	Cladrastis kentukea	Kentucky Yellowwood		7-8'	B&B
*MVI	2	Magnolia virginiana	Sweetbay Magnolia		7-8'	B&B
SHRUBS						
*KLO	19	Kalmia latifolia 'Olympic Fire'	Olympic Fire Mountain Laurel	24-30"	#3 Cont.	48" o.c.
*CAC	9	Cedrus atlantica 'Sivener Candies'	Sivener Candies Summerweet	18-24"	#3 Cont.	36" o.c.
*PLO	28	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Cherry Laurel	18-24"	#3 Cont.	36" o.c.
*WFA	9	Weigela florida 'Alexandra'	Wine & Roses Weigela	24-30"	#3 Cont.	42" o.c.
*TGL	6	Ilex glabra	inkberry	18-24"	#3 Cont.	36" o.c.
* Native						

General Planting Notes --- Quality Assurance

- All plant material shall be in accordance with the American Standard for Nursery Stock Latest Edition, published by AmericanNur.
- All plants shall be wholesome, healthy, vigorous, free from plant diseases, insect pests and their eggs, and shall have healthy, normal top and root systems. Plants shall be nursery-grown stock and freshly dug.



PLANTING NOTES

- THIS PLAN IS FOR PLANTING PURPOSES ONLY.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE, INCLUDING SHRUBS AND GROUND COVER, AND SHALL MAINTAIN AREA IN A KEEN AND DEBRIS FREE CONDITION, THROUGHOUT THE ONE YEAR GUARANTEE PERIOD.
- CONTRACTOR SHALL LAY OUT AND CLEARLY STAKE ALL PROPOSED IMPROVEMENTS INCLUDED ON THIS PLAN.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING MISS UTILITY PRIOR TO BEGINNING CONSTRUCTION FOR LOCATION OF ALL UTILITY LINES. TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM SEWER/WATER CONNECTIONS. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES.
- QUANTITIES AS SHOWN ON THE PLAN SHALL GOVERN OVER PLANT LIST QUANTITIES. CONTRACTOR TO VERIFY PLANT LIST TOTALS WITH QUANTITIES SHOWN ON PLAN. LANDSCAPE ARCHITECT SHALL BE ALERTED BY CONTRACTOR OF ANY DISCREPANCIES PRIOR TO FINAL BID NEGOTIATION. UNIT PRICES FOR ALL MATERIAL SHALL BE SUPPLIED TO THE OWNER AT BIDDING TIME.
- ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. OWNER SHALL RECEIVE TAG FROM EACH PLANT SPECIES AND A LIST OF PLANT SUPPLIERS. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL MEET THE NORMAL REQUIREMENTS FOR THE VARIETY PER THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY AMERICANH&T. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR IS RESPONSIBLE FOR SOIL TESTING AND PREPARATION AS OUTLINED IN THE CURRENT EDITION OF THE LANDSCAPE SPECIFICATION GUIDELINES OF THE LANDSCAPE CONTRACTORS ASSOCIATION OF MD-DC-VA (LCA). PREPARATION SHALL INCLUDE, BUT NOT NECESSARILY BE LIMITED TO, THE ADDITION OF SOIL AMENDMENTS, FERTILIZERS AND SUPPLEMENTAL TOPSOIL AS INDICATED BY TESTING, AND SUBGRADE, FINAL GRADE AND FINISH GRADE SOIL PREPARATION.
- WHERE TREES ARE PLANTED IN ROWS, THEY SHALL BE UNIFORM IN SIZE AND SHAPE.
- SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE JUDGED. FAILURE TO MEET MINIMUM SIZE ON ANY PLANT WILL RESULT IN REJECTION OF THAT PLANT.
- ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED, FREE OF DISEASE, INSECT EGGS, AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS.
- ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
- GROUPS OF SHRUBS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS UNLESS OTHERWISE NOTED. TREES LOCATED WITHIN FOUR FEET OF SHRUB BEDS SHALL SHARE SAME MULCH BED.
- NO EXISTING TREES SHALL BE REMOVED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER EXCEPT WHERE NOTED ON PLANS. NO GRUBBING SHALL OCCUR WITHIN EXISTING TREE AREAS.
- TREES SHALL BE LOCATED A MINIMUM OF 3 FEET FROM WALLS AND WALKS WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER OR LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.
- LARGE GROWING PLANTS ARE NOT TO BE PLANTED IN FRONT OF WINDOWS, UNDER PLUMBING OVERHANGS, OR IN DRAINAGE SHALES. SHRUBS PLANTED NEAR HVAC UNITS TO BE LOCATED SO THAT SHRUBS AT MATURITY WILL MAINTAIN 1'-FOOT AIRSPACE BETWEEN UNIT AND PLANT.
- CONTRACTOR TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SHALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS TO NOT INTERFERE DRAINAGE AWAY FROM BUILDINGS.
- TREE STAKING SHALL BE DONE PER DETAILS. CONTRACTOR SHALL ENSURE THAT TREES REMAIN VERTICAL AND UPRIGHT FOR THE DURATION OF THE GUARANTEE PERIOD.
- ALL TREE PITS, SHRUB BEDS AND PREPARED PLANTING BEDS ARE TO BE COMPLETELY EXCAVATED IN ACCORDANCE WITH THE PLANTING DETAILS.
- MULCH IS TO BE DOUBLE SHREDDED HARDWOOD BARK FOR TREES AND SHRUBS.
- CROWN OF ROOT FLARE SHALL BE EVEN WITH GRADE OR MAXIMUM 3" HIGHER (AFTER SETTLING) THAN ADJACENT SOIL.
- TAGS AND TWINE ARE TO BE REMOVED AND BURLAP IS TO BE ROLLED BACK ONE-HALF ON ALL B&B PLANT MATERIAL. BASKET IS TO BE CUT HALFWAY DOWN THE ROOTBALL.
- SHRUBS SHALL BE TRIANGULARLY SPACED AT SPACING SHOWN ON PLANTING PLANS WHERE MASSING IS INDICATED.
- SHADE TREES: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT FLARE TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "Y" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.
- SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.
- SUBSTITUTIONS OF PLANT MATERIAL ARE NOT ALLOWED. SUBSTITUTIONS MAY RESULT IN LIABILITY TO THE CONTRACTOR.
- ALL CONTRACTORS SHALL BE REQUIRED TO COMPLETELY REMOVE ALL TRASH, DEBRIS AND EXCESS MATERIALS FROM THE WORK AREA AND THE PROPERTY (ESPECIALLY AT ALL CURB, GUTTERS AND SIDEWALKS) DAILY DURING INSTALLATION.
- SUBSTITUTIONS OF PLANT MATERIAL ARE NOT ALLOWED. SUBSTITUTIONS MAY RESULT IN LIABILITY TO THE CONTRACTOR.
- DEAD PLANTS ARE TO BE REMOVED FROM THE JOB BY THE CONTRACTOR ON A MONTHLY BASIS. CONTRACTOR SHALL MAINTAIN AN UPDATED, COMPREHENSIVE LIST OF ALL DEAD MATERIALS REMOVED AND PRESENT A COPY OF THE LIST TO THE OWNER AT THE END OF EVERY MONTH DURING THE CONTRACT PERIOD.
- CONTRACTOR SHALL BE RESPONSIBLE TO REGRADE, HYDRO-SEED, STRAW MULCH, AND TACK ALL LAWN AREAS DISTURBED AS THE RESULT OF HIS WORK.
- THE OWNER IS REQUIRED TO WARRANTY THE TREES COUNTED FOR AFFORESTATION/REFORESTATION FOR FIVE YEARS TO THE CITY OF ROCKVILLE. THE WARRANTY PERIOD SHALL BEGIN ONLY UPON COMPLETION OF A SATISFACTORY PLANTING INSPECTION BY THE CITY FORESTER. CONTRACTOR SHALL GUARANTEE TO OWNER ALL LANDSCAPE IMPROVEMENTS, INCLUDING SEEDING, FOR ONE FULL YEAR AS REQUIRED BY THE SPECIFICATIONS. CONTRACTOR MUST CONTACT THE OWNER AND CITY FORESTER AT LEAST 10 WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S). CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS DURING THE FOLLOWING RECOMMENDED PLANTING SEASON.
- THE SPECIFICATIONS FOR ALL WORK INCLUDED IN THIS CONTRACT SHALL BE FROM THE LANDSCAPE SPECIFICATION GUIDELINES BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MD-DC-VA (LCA), CURRENT EDITION, UNLESS OTHERWISE NOTED ON THESE PLANS.
- ANY PLANTING WHICH IS SHOWN ADJACENT TO CONDENSOR UNITS SHALL BE PLANTED AS REQUIRED TO SCREEN THE UNITS. SHOULD THE CONDENSOR UNITS BE INSTALLED IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE PLAN IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL THE MATERIALS AROUND THE CONDENSORS AND TO ADJUST OTHER ADJACENT PLANTING ACCORDINGLY.
- FOR INFORMATION REGARDING APPROPRIATE PLANTING PROCEDURES FOR DIFFERENT SPECIES, SEE THE LATEST EDITION OF THE LANDSCAPE SPECIFICATION GUIDELINES FROM THE LANDSCAPE CONTRACTORS ASSOCIATION OF MD-DC-VA PART I-EXTERIOR LANDSCAPE INSTALLATION, SECTION 1.12 (A-G) AT WWW.LANDCADOVA.ORG.



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301-738-2051

REVISIONS		
NO.	DESCRIPTION	DATE
	SUBMIT PROJECT PLAN	12/12/22

TAX MAP GR561 WSSC 217N06

L. 44329 F. 159

4TH ELECTION DISTRICT
CITY OF ROCKVILLE
MARYLAND

**DANSHES CENTER ON
THE PIKE**

**ST. MARY'S
PARCEL P214**

PROJ. MGR BJD

DRAWN BY FCJ

SCALE 1"= 20'

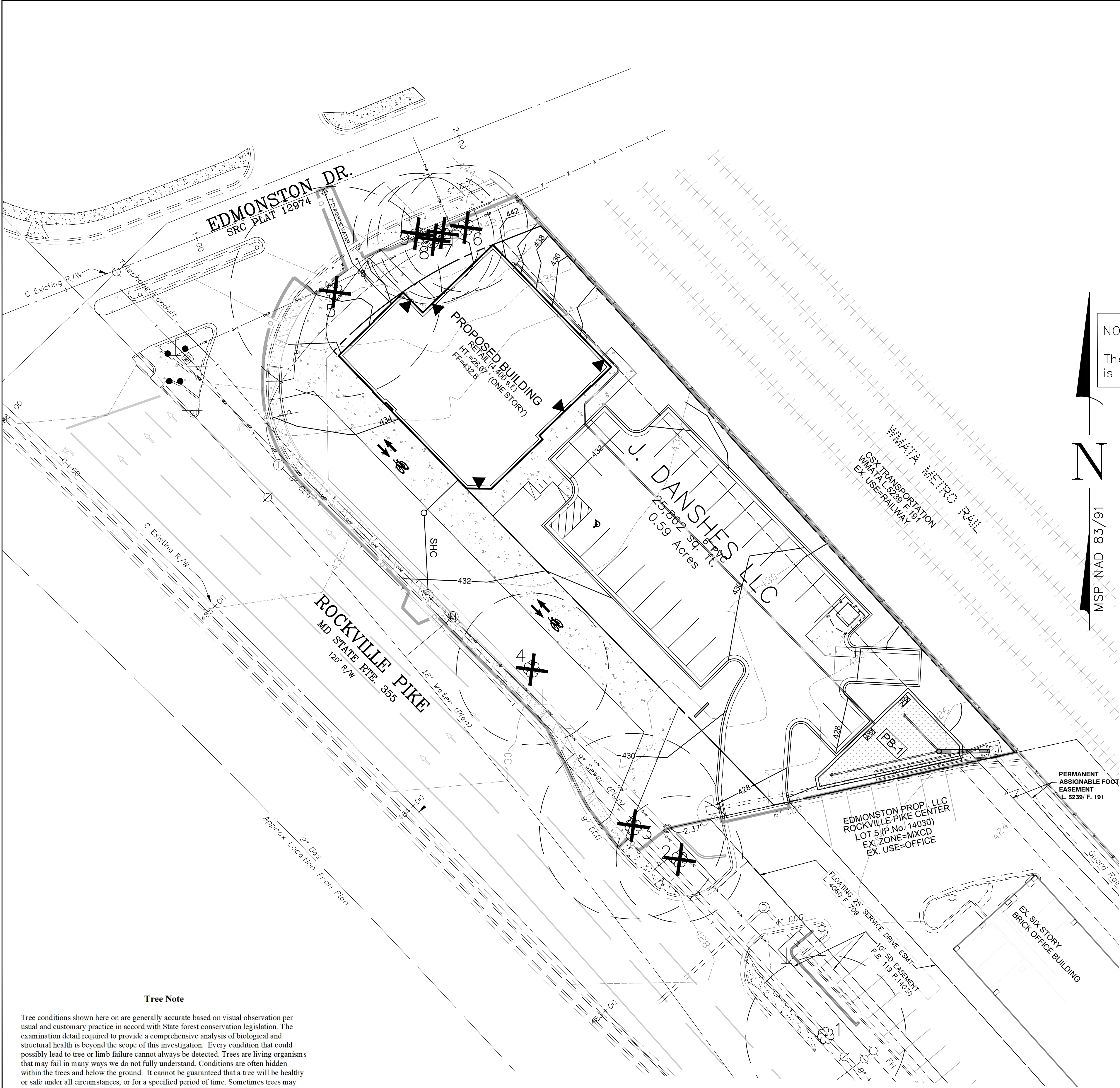
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LANDSCAPE PLAN

L2.01

PROJECT NO. 2004.115.33

SHEET NO. 1 OF 1



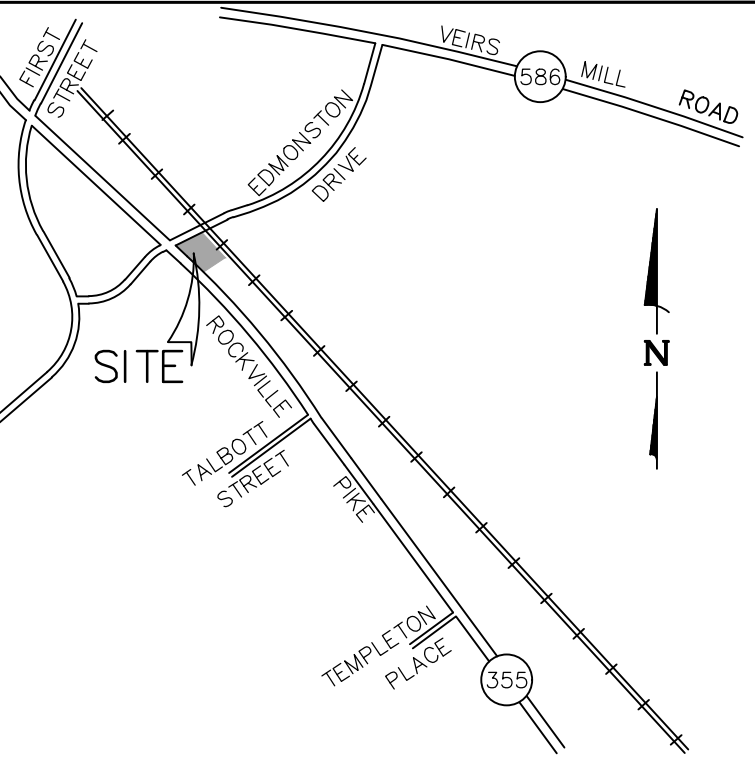
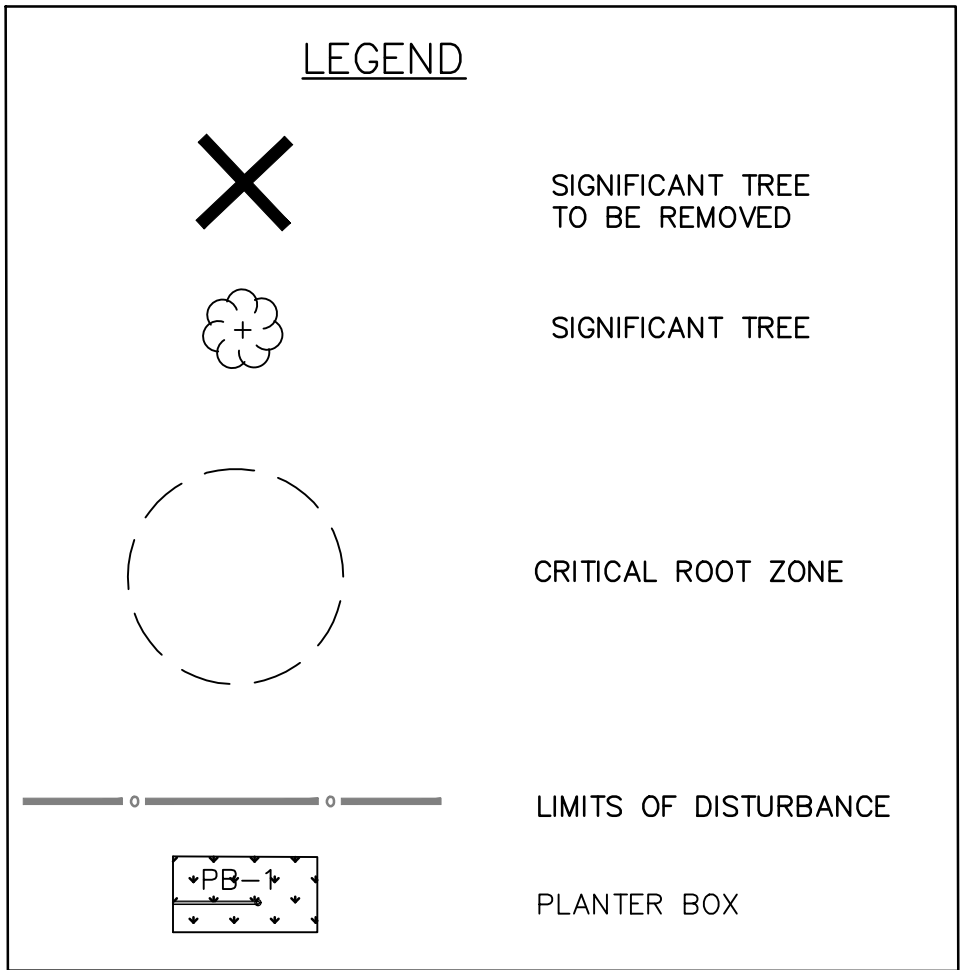
Tree Note

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.

SIGNIFICANT TREE SUMMARY CHART									
NRI						PECP/FCP			
#	COMMON NAME	SCIENTIFIC NAME	DBH	Area CRZ	CTLA %	DISPOSITION (SAVE/REMOVE)	% CRZ IMPACT	REPLACEMENT REQD.	Proposed Credit
ON-SITE SIGNIFICANT > 12" DBH									
4	Willow Oak	Quercus phellos	21	3116	63	Remove	100%	2	N/A
CITY ROW TREE									
5	Siberian Elm	Ulmus pumila	24	4069	84	Remove	100%	1	N/A
6	Black Locust	Robinia pseudoacacia	16	1809	75	Remove	100%	1	N/A
7	Black Locust	Robinia pseudoacacia	9	572	72	Remove	100%	0	N/A
8	Black Locust	Robinia pseudoacacia	7	346	75	Remove	100%	0	N/A
9	Black Locust	Robinia pseudoacacia	8	452	72	Remove	100%	0	N/A
STATE ROW TREE									
1	Sugar Maple	Acer saccharum	20	2826	56	Save	0%	0	N/A
2	Nonway Maple	Acer platanoides	15	1590	63	Remove	100%	0	N/A
3	Willow Oak	Quercus phellos	23	3737	63	Remove	100%	0	N/A
Total Replacements Required:								4	

NOTE:

The site area is less than 40,000 s.f. and no forest conservation is required.



VICINITY MAP
SCALE 1" = 2,000'

Community Planning & Development Services
Received
November 17, 2023



Civil Engineers
Land Planners
Landscape Architects
Land Surveyors

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Montgomery Village, MD 20886
Phone: 301.670.0840
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Frank C. Johnson
11/17/2023

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 county forest conservation legislation.

OWNER:
J DASHES, LLC
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jdashes@yahoo.com

ARCHITECT:
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4TH ELECTION DISTRICT
CITY OF ROCKVILLE
MARYLAND

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THE PIKE

ST. MARY'S
PARCEL P214

PROJ. MGR	BJD
DRAWN BY	FCJ
SCALE	1"= 20'
DATE	12/2022

PRELIMINARY FOREST
CONSERVATION PLAN

L9.01

PROJECT NO. 2004.115.33
SHEET NO. 1 OF 2

CASE NUMBER FTP2017-00013

APPROVED BY
CITY OF ROCKVILLE
PLANNING AND
DEVELOPMENT SERVICES

12/06/2023

DATE SIGNED

12/06/2023

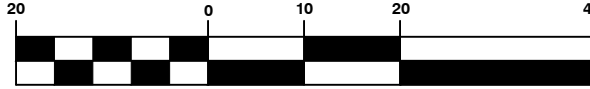
DATE APPROVED

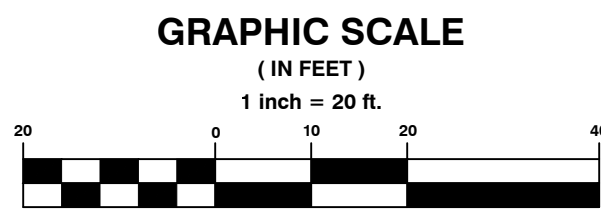
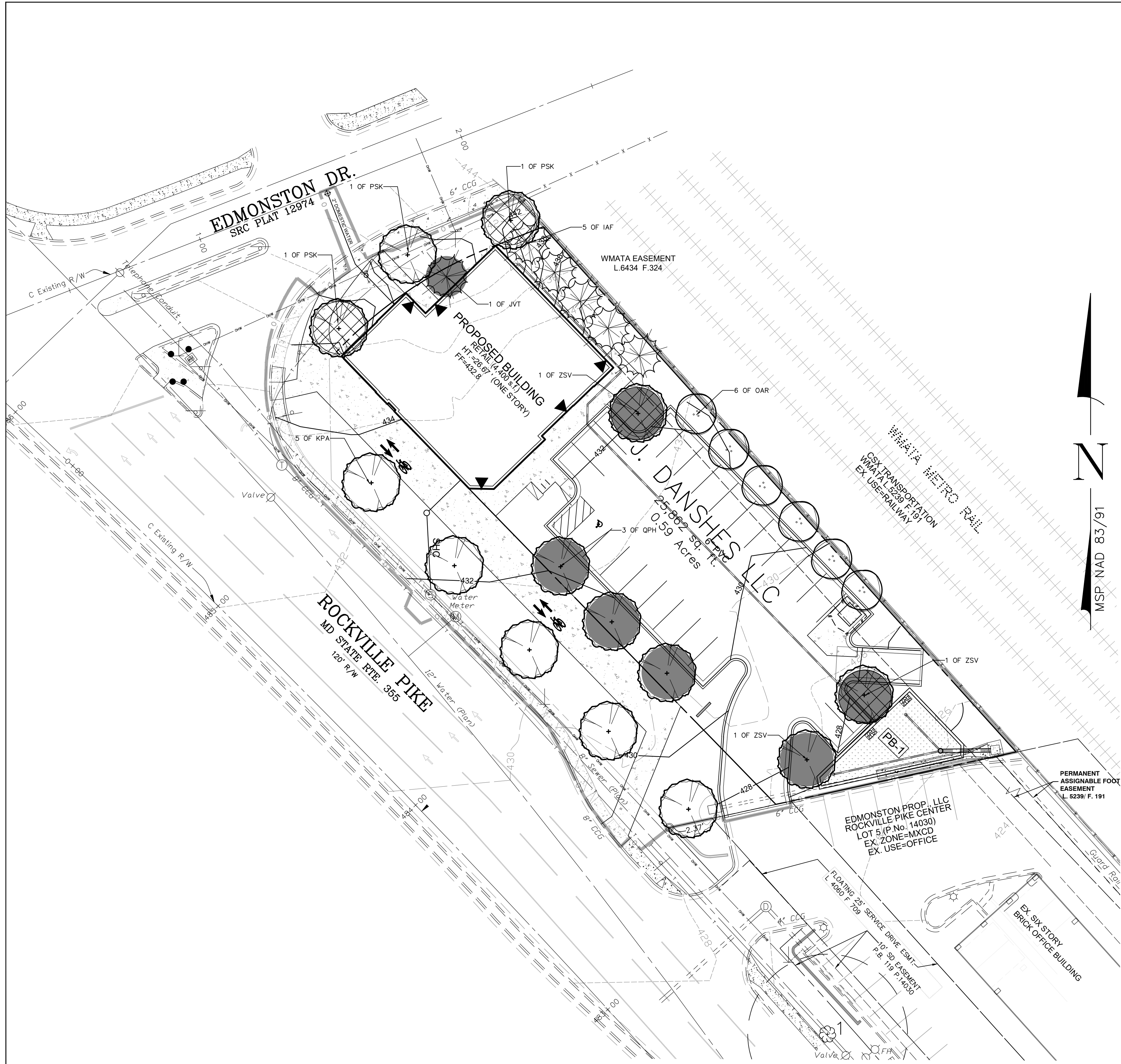
AS DIRECTED


GRAPHIC SCALE

(IN FEET)

1 inch = 20 ft.







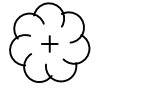
Know what's below.
Call before you dig.

**FOR UTILITY LOCATIONS
CONTACT "ONE CALL" AT 811
AT LEAST 48 HOURS
PRIOR TO CONSTRUCTION**

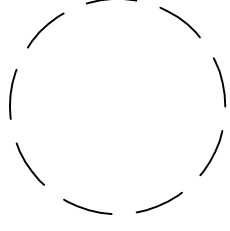
MINIMUM TREE COVER TABLE			
TRACT AREA		0.59	AC
MTC REQUIRED (Zone MXCD = 10%)		0.059	AC
MTC PROVIDED:			
6 SHADE TREES x 400 S.F. each	=	2,400	S.F.
1 ORNAMENTAL TREES x 200 S.F. each	=	200	S.F.
		2,600 S.F. or	
		0.059	AC

LANDSCAPE PLANT LIST							
KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL	HGT	ROOT	CREDIT
SHADE TREES							
*QPH	3	Quercus phellos	Willow Oak	2 1/2 - 3"		B&B	1200 s.f MTC
KPA	5	Koeleruteria paniculata	Golden Raintree	2 1/2 - 3"		B&B	
PSK	3	Prunus serrulate 'Kwanzan'	Kwanzan Cherry	2 1/2 - 3"		B&B	2 Replacement
ZSV	3	Zelkova serrata 'Village Green'	Village Green Japanese Zelkova	2 1/2 - 3"		B&B	2 Replacement 1200 s.f MTC
EVERGREEN TREES							
*JV	1	Juniperus virginiana 'Taylor'	Taylor Eastern Redcedar		5-6'	B&B	200 s.f MTC
IAF	5	Ilex x attenuate 'Fosteri'	Foster Holly		5-6'	B&B	
ORNAMENTAL TREES							
*OAR	6	Oxydendron arboretum	Sourwood	2 1/2 - 3"		B&B	
* Native				TOTAL:		4 Replacement 2600 s.f. MTC	


LEGEND



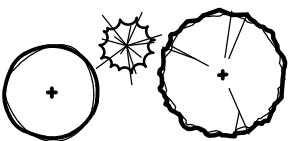
SIGNIFICANT TREE TO REMAIN



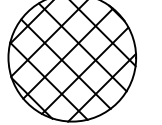
CRITICAL ROOT ZONE




LIMITS OF DISTURBANCE



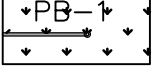
PROPOSED TREE



REPLACEMENT TREE CREDIT



MIN TREE COVER CREDIT



PLANTER BOX

Community Planning & Development Services
Received
September 22, 2023



Civil Engineers
Land Planners
Landscape Architects
Land Surveyors

9220 Wightman Road, Suite 120
Montgomery Village, MD 20886
Phone: 301.670.0840
www.mhgpa.com

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Frank C. Johnson

FRANK C. JOHNSON
09/21/2023

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 county forest conservation legislation.

OWNER:
J DANSHES, LLC
9213 WINTERSET DR
POTOMAC, MD 20854
jdanshes@yahoo.com

ARCHITECT:
GTM ARCHITECTS
7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD, 20814
JEFF WHITMAN, RA
240-333-2067

ATTORNEY:
MILLER, MILLER & CANBY
200-B MONROE STREET
ROCKVILLE, MD,
JODY KLINE
301-738-2051

REVISIONS		
NO.	DESCRIPTION	DATE
	SUBMIT PROJECT PLAN	12/12/22

TAX MAP GR561 WSSC 217NW06

L. 44329 F. 159

4TH ELECTION DISTRICT
CITY OF ROCKVILLE
MARYLAND

**DANSHES CENTER ON
THE PIKE**

**ST. MARY'S
PARCEL P214**

PROJ. MGR	BJD
DRAWN BY	FCJ
SCALE	1"= 20'
DATE	12/2022

**PRELIMINARY FOREST
CONSERVATION PLAN**

L9.02

PROJECT NO. 2004.115.33
SHEET NO. 2 OF 2

CASE NUMBER FTP2017-00013

APPROVED BY
CITY OF ROCKVILLE
PLANNING AND
DEVELOPMENT SERVICES

12/06/2023

DATE SIGNED

12/06/2023

DATE APPROVED

AS DIRECTED



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

August 28, 2023

Mr. Joel Danshes
J Danshes, L.L.C.
9213 Winterset Drive
Potomac, Maryland 200854

SUBJECT: 900 Rockville Pike – Danshes’ Center on the Pike –Pre-Application SWM Concept
Approval PJT2023-00016, SMC2023-00009

Dear Mr. Danshes:

The Pre-Application Stormwater Management (SWM) Concept (Concept) received for the above referenced site is conditionally approved. Staff has determined that the Pre-Application SWM Concept, as described below, achieves on-site Environmental Site Design (ESD) to the Maximum Extent Practicable (MEP). This Pre-Application SWM Concept approval establishes ESD to the MEP as a PE of 1.80-inch for this project which is 100 percent of the required ESD volume (ESD_v).

This site is 0.59 acre and is identified as Parcel 214, St. Mary’s, zoned Planned Development – Champion Billiards (PD-CB) with a designated equivalent zone of Mixed-Use Corridor District (MXCD), situated at 900 Rockville Pike on the southeast corner of the intersection of Edmonston Drive and MD-355. The proposed development includes the construction of a 4,400 square foot retail building, a surface parking lot and sidewalks, and frontage improvements for a 15-foot shared-use path. The property is in Lower Rock Creek Watershed. The on-site soil is designated as 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 Development because it proposes construction on a property where existing imperviousness is less than 40 percent of the site. The site is currently a vacant lot which is 3.18 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 and the contiguous Rights-of-Way (ROW) as required by section 19-46, 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 0.44 acre which is 100 percent of the site after the proposed dedication of ROW, and the on-site impervious area subject to SWM is 0.30 acre.

Per the Code, Chapter 19, Section 19-46, SWM also must be provided for imperviousness in a portion of the adjacent Edmonston Drive and MD-355 ROW. Per the submitted Concept, the total impervious area in the adjacent ROW subject to SWM is 0.13 acre.

Mr. Danshes
August 28, 2023
Page 2

Your proposed Pre-Application SWM Concept, as shown on the attachment, is summarized as follows:

ON SITE SUMMARY

Proposed new or replacement impervious areas are summarized as:

- One building, a surface parking lot, sidewalks, and associated site improvements.

Total on-site impervious area subject to SWM = 0.30 acre.

Environmental Site Design Measures

- The Concept proposes to provide a $P_E = 1.80$ inches equivalent to 100 percent of the required ESD_v in the following on-site measures:
 - One micro-bioretenention planter box facility.
- Summary of ESD:
 - Total ESD_v provided = 1,888 cubic feet (cf.)
 - Total ESD_v required = 1,888 cf.

Percentage of ESD_v provided = 1,888 cf./1,888 cf. = 100 percent.

Structural Measures and/or Alternative Measures – Monetary Contribution

This Pre-Application SWM Concept Approval does not approve the methods for providing SWM beyond establishing the percent ESD_v. However, the Pre-Application SWM proposes:

- Alternative Measures – Monetary contribution in-lieu of providing Q_{p10} for the on-site imperviousness (0.30 acre).

ROW SUMMARY

- Applicant proposes to provide WQ_v, C_p_v, and Q_{p10} for imperviousness in the adjacent ROW of Edmonston Drive and MD-355 (0.11 acre) via monetary contribution.

CONDITIONS OF APPROVAL

Staff has determined that ESD to the MEP has been met.

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

Mr. Joel Danshes
 August 28, 2023
 Page 3

This Pre-Application SWM Concept is conditionally approved subject to the following conditions, which must be addressed at the stages in the process as indicated below:

The submitted material must:

1. Include all plans, on 24" x 36" sheets, computations, and supporting documents as outlined in the City SWM Concept Checklist.
2. Demonstrate, with sufficient details and computations, how ESD to the MEP, established by this approval, will be achieved on-site.
3. Demonstrate, with sufficient details and computations, compliance with the full SWM requirements will be in accordance with the Code, Sections 19-43 and 19-44.
4. Include horizontal and vertical information to support the design, including underdrain pipes and overflow structures, and conveyance to the proposed microbio-retention SWM facility.
5. Provide information that demonstrates that individually sized sub-drainage areas are safely conveyed to the individual ESD measures.
6. Submit a revised SWM/Forestry Overlay Plan demonstrating compliance with the Concept approval and the Preliminary Forest Conservation Plan approval.
7. Show and label preliminary SWM easements for all proposed SWM facilities. Easements should be sized to allow future inspection and maintenance.
8. 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.
9. Prepare a safe conveyance analysis of the downstream storm drain system and receiving stream. This letter establishes the study point as the storm drain pipe located on the east side of the WMATA Metro Rail property as shown on the attached exhibit entitled "900 Rockville Pike – Safe Conveyance Analysis Limits." The safe conveyance analysis must be reviewed and approved by DPW prior to approval of the Development SWM Concept. However, this analysis may be reviewed concurrently with the Development SWM Concept.
10. Conceptual design for drainage connections to existing storm drains in Washington Metropolitan Area Transit Authority (WMATA) easements and ROWs must be submitted for review prior to the approval of the Development Stormwater Management Concept.
11. The Applicant must comply with all requirements of WMATA's Joint Development and Adjacent Construction Manual, Design Criteria, and the provisions of any existing easement on the property. The Applicant must identify all proposed SWM facilities or private storm drain within the WMATA Zone of Influence on the property and provide the City with all correspondence related to compliance with WMATA's requirements. Any significant changes to the proposed development to comply with WMATA's Design Criteria may require the applicant to revise the plan to comply with all stormwater management requirements.

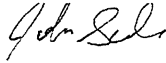
This Pre-Application SWM Concept does not supersede or negate other required project approvals. The Concept approval does not approve the layout or density of the site. The Concept approval is contingent upon compliance of all other City and other governmental agency requirements including, but not limited 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.

Mr. Joel Danshes
August 28, 2023
Page 4

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

Sincerely,



John Scabis, P.E.
Chief of Engineering

JKS/SKM/kmc

Attachments: 900 Rockville Pike – Danshes’ Center on the Pike – Pre-Application SWM Concept Plan, dated August 22, 2023.
900 Rockville Pike – Danshes’ Center on the Pike – Safe Conveyance Analysis Limits.

cc: Jim Lapping, Engineering Supervisor
Shaun Ryan, Planning Supervisor
Li Alligood, Principal Planner
Brian Donnelly, Macris, Hendrick & Glascock, P.A.
Jody Kline, Miller, Miller & Canby
SWM Concept file
Permit plan, PJT2023-00016, SMC2023-00009
Day file

Drainage Area ID	Total DA		Imp Area		ESD, (cu. ft.)		P ₁		WQ, (cu. ft.)		C _p , (cu. ft.)		Q ₁₀ , (cu. ft.)	
	(sq. ft.)	(sq. ft.)	(sq. ft.)	(sq. ft.)	Max.	Prv'd	Req'd	Prv'd	Req'd	Prv'd	Req'd	Prv'd	Req'd	Prv'd
PB-1	15,838 SF	12,554 SF	1,814 CF	2,620 CF	1,942 CF	1.80 in	1.93 in	1,008 CF	1,008 CF	N/A	SWM All			
Unmanaged Area	3,516 SF	436 SF												
On-Site Total	19,354 SF	12,990 SF	1,899 CF	2,942 CF	1.80 in	1.84 in	1,008 CF	1,008 CF	N/A	SWM All				
ROW	9,802 SF	4,890 SF												

SWM CONCEPT SUMMARY TABLE

General Property Information - 900 ROCKVILLE PIKE AREA

SMC# 2022-00009
Type of Concept: Pre-Application SWM Concept
Development Review Process/Case No.: Project Plan
Property Address: 900 Rockville Pike
Property Legal Description: Parcel P214
Existing Property Size (sq. ft.): 0.59 ac. / 25,863 sq ft
Proposed Property Size (ac. / sq. ft.): 0.44 ac. / 19,354 sq ft
Total Connected Area (sq. ft.): 0.22 ac. / 25,892 sq ft
Zoning: PD-CB
Waterhead: Rock Creek
100 Yr Floodplain: n/a
Ex. % Impervious Area/Recreation or New Development: 0 % / New Development
SWM Summary
Total On-Site Impervious Area subject to SWM: 0.20 ac. / 12,990 sq ft
Required P₁/Proposed P₁: 1.80 inches / 1.87 inches
Target ESD/Proposed ESD: 1.899 cu. ft. / 2,620 cu. ft.
ESD Measures: One Planter Box Micro-Bioretenion
Structural Storage Required/Provided: 0 cu. ft.
Structural Measures: None
Q₁₀ 10-Year Quantity Control Measures: Monetary Contribution

Contiguous ROW Computations
Total Site Area: 0.44 ac. / 19,354 sq ft
On-Site Unmanaged Area: 0.44 ac. / 19,354 sq ft
Percent of Site Unmanaged Area: 100 %
Contiguous Right-of-Way Impervious Area: 0.11 ac. / 4,890 sq ft
Contiguous Right-of-Way Contribution Area: 0.11 ac. / 4,890 sq ft
Contiguous Right-of-Way 100: 0.25 ac. / 11,021 sq ft
Contiguous Right-of-Way (Car-Traveled Portions Volume) & WQ (Water Quantity Volume) Measures: Monetary Contribution
Contiguous Right-of-Way 100 (10-Year Quantity Control) Measures: Monetary Contribution
Other Information: n/a



VICINITY MAP
SCALE 1" = 2,000'

- SYMBOL LEGEND**
- 34.0 Proposed Spot Elevation
 - 340 Existing Contour
 - 340 Proposed Contour
 - Limit of Disturbance
 - Proposed Drainage Divide
 - Existing Drainage Divide
 - Planter Box Typ.
 - ROW Impervious Area
 - Proposed Concrete Walkway
 - Proposed Storm Drain
 - Soil Boundary
 - Proposed SWM Easement
 - Existing Overhead Utility Wire
 - Existing Storm Drain Line
 - 8" V Existing Water Line
 - FH Existing Fire Hydrant
 - Existing Telephone Conduit
 - Existing Sewer Line



9200 Virginia Road, Suite 120
Montgomery Village, MD 20889
Phone: 301-470-0900
www.mhg.com



Professional Certification
I hereby certify that these documents were prepared or approved by me, and that over the last year of the State of Maryland, I have been duly licensed as a Professional Engineer.
License No. 16802, Expiration Date 12/31/25
OWNER:
J. DASHES, LLC
5213 WINTERSET DR
POTOMAC, MD 20854
jdashesh@yahoo.com

NO.	DESCRIPTION	DATE

TAX MAP CROSS: 16802-210000

L. 44328 F. 159

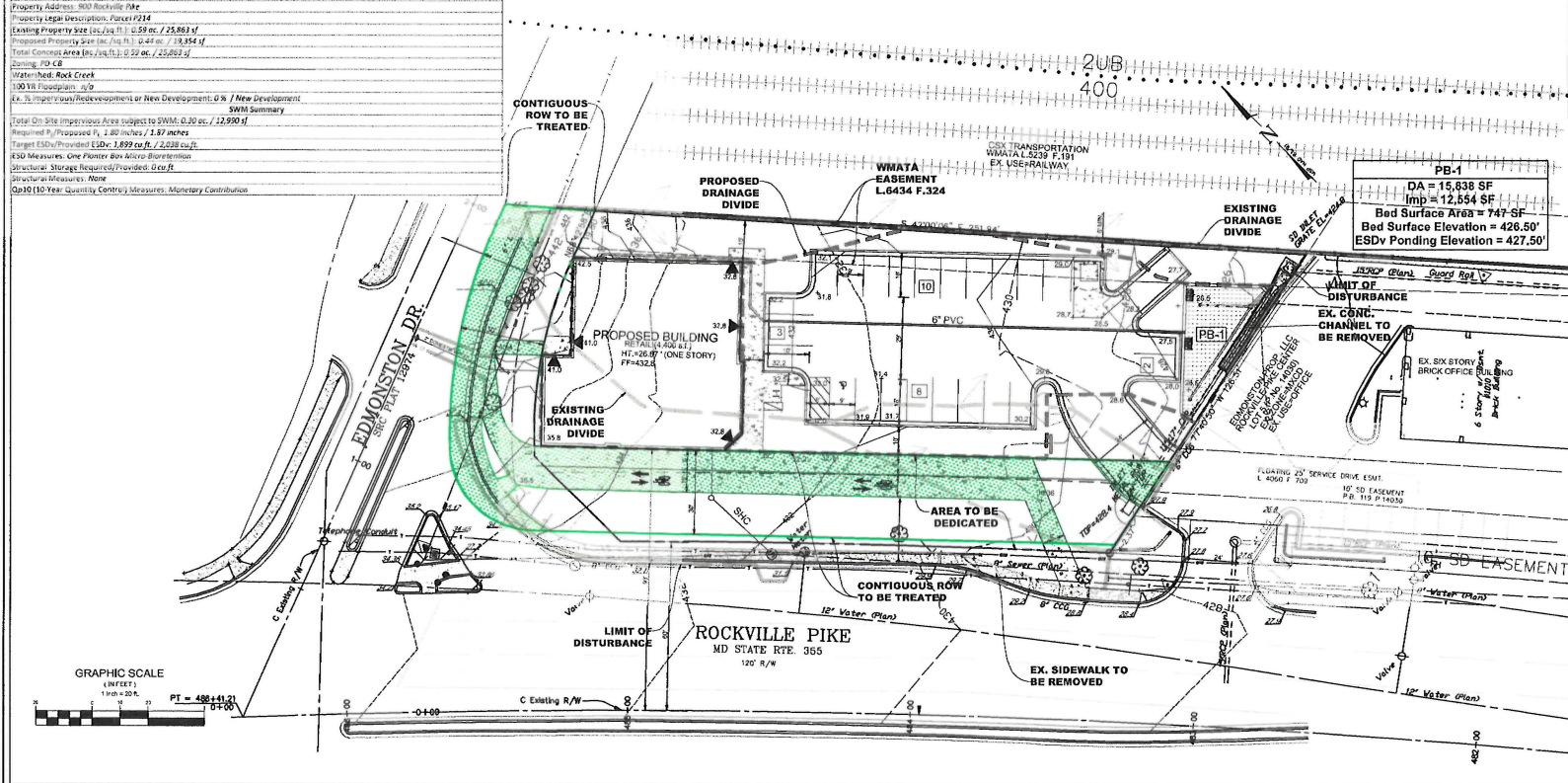
4TH ELECTRICAL DISTRICT
CITY OF ROCKVILLE
MARYLAND

ST. MARY'S
PARCEL P214

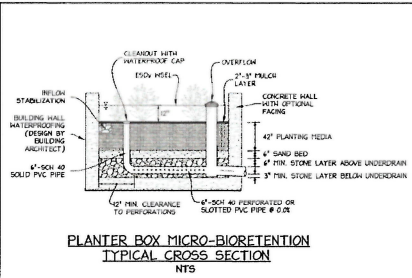
PROJ. MGR. BJD
DRAWN BY JT
SCALE 1"= 20'
DATE 8/14/23

PRE-APPLICATION SWM
CONCEPT PLAN

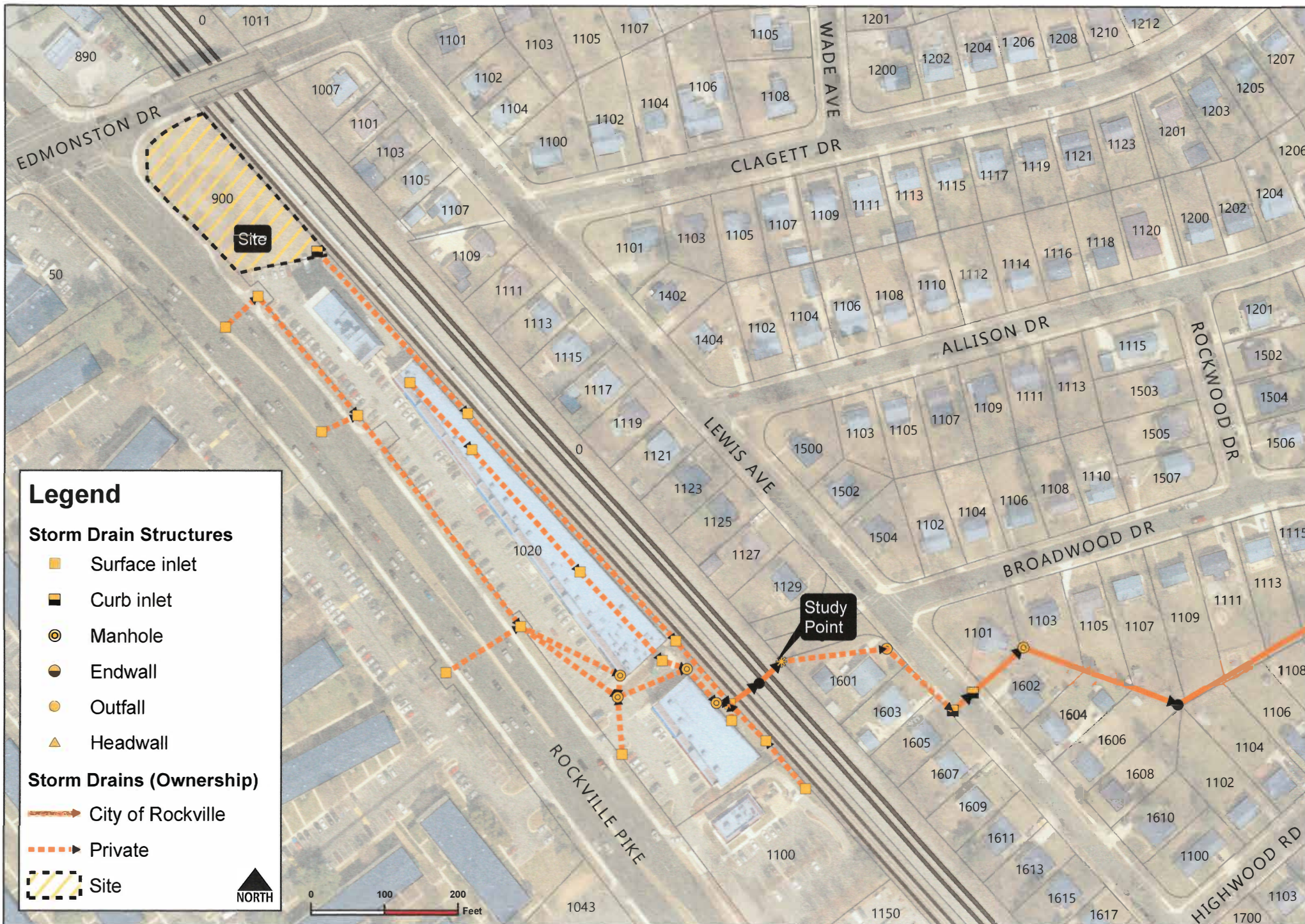
PROJECT NO. 2004-116-33
SHEET NO. 1 OF 1



SOILS ON-SITE CONSIST ENTIRELY OF URBAN LAND (HSG 'D' MAPPING UNIT) ACCORDING TO DATA RETRIEVED FROM THE USDA-NRCS WEBSOIL SURVEY.



THIS PLAN IS FOR STORMWATER MANAGEMENT ONLY



Legend

Storm Drain Structures

- Surface inlet
- Curb inlet
- Manhole
- Endwall
- Outfall
- Headwall

Storm Drains (Ownership)

- City of Rockville
- Private
- Site

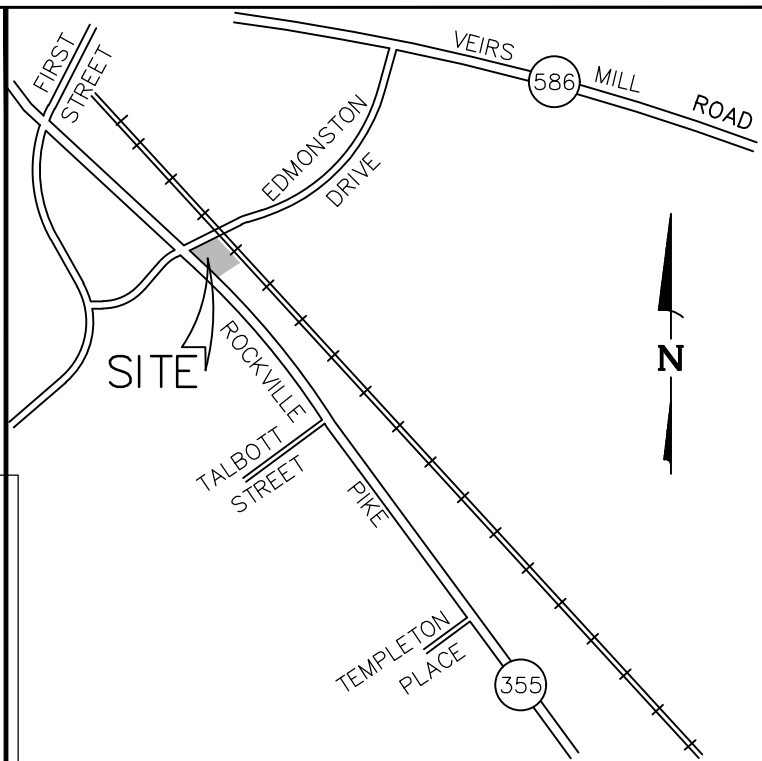


0 100 200
Feet

Drainage Area ID	Total DA (sq. ft.)	Imp Area (sq. ft.)	ESD _v (cu. ft.)		P _E		WQ _v (cu. ft.)		CP _v (cu. ft.)		Q ₁₀ (cu. ft.)	
			Req'd	Max.	Req'd	Prv'd	Req'd	Prv'd	Req'd	Prv'd	Req'd	Prv'd
PB-1	15,838 SF	12,554 SF	1,814 CF	2,620 CF	1,942 CF	1.80 in	1.93 in	1,008 CF	1,008 CF	N/A	SWM Alt.	
Unmanaged Area	3,516 SF	436 SF		On-Site Comp ¹		On-Site Comp ¹		On-Site Comp ¹		N/A	SWM Alt.	
On-Site Total	19,354 SF	12,990 SF	1,899 CF	-	1,942 CF	1.80 in	1.84 in	1,055 CF	1,055 CF	N/A	SWM Alt.	
ROW	9,802 SF	4,890 SF		SWM Alt		SWM Alt		SWM Alt		N/A	SWM Alt.	

SWM CONCEPT SUMMARY TABLE	
General Property Information -900 ROCKVILLE PIKE SITE AREA	
SMCH 2023-00009	
Type of Concept: <i>Pre-Application SWM Concept</i>	
Development Review Process/Case No.: <i>Project Plan</i>	
Property Address: <i>900 Rockville Pike</i>	
Property Legal Description: <i>Parcel P214</i>	
Existing Property Size (ac./sq.ft.): <i>0.59 ac. / 25,863 sf</i>	
Proposed Property Size (ac./sq.ft.): <i>0.44 ac. / 19,354 sf</i>	
Total Concept Area (ac./sq.ft.): <i>0.59 ac. / 25,863 sf</i>	
Zoning: <i>PD-CB</i>	
Watershed: <i>Rock Creek</i>	
100 YR Floodplain: <i>n/a</i>	
Ex. % Impervious/Redevelopment or New Development: <i>0 % / New Development</i>	
SWM Summary	
Total On-Site Impervious Area subject to SWM: <i>0.30 ac. / 12,990 sf</i>	
Required P _E /Proposed P _E : <i>1.80 inches / 1.87 inches</i>	
Target ESD _v /Provided ESD _v : <i>1,899 cu.ft. / 2,038 cu.ft.</i>	
ESD Measures: <i>One Planter Box Micro-Bioretentation</i>	
Structural Storage Required/Provided: <i>0 cu.ft.</i>	
Structural Measures: <i>None</i>	
Qp10 (10-Year Quantity Control) Measures: <i>Monetary Contribution</i>	

Contiguous ROW Computations	
Total Site Area: <i>0.44 ac. / 19,354 sf</i>	
On-Site Disturbed Area: <i>0.44 ac. / 19,354 sf</i>	
Percent of Site Disturbed Area: <i>100%</i>	
Contiguous Right-of-Way Impervious Area: <i>0.11 ac. / 4,890 sf</i>	
Contiguous Right-of-Way Contribution Area: <i>0.11 ac. / 4,890 sf</i>	
Contiguous Right-of-Way LOD: <i>0.25 ac. / 11,021 sf</i>	
Contiguous Right-of-Way Cpv (Channel Protection Volume) & WQv (Water Quality Volume) Measures: <i>Monetary Contribution</i>	
Contiguous Right-of-Way Qp10 (10-Year Quantity Control) Measures: <i>Monetary Contribution</i>	
Other Information: <i>n/a</i>	



VICINITY MAP
SCALE 1" = 2,000'



9220 Wightman Road, Suite 120
Montgomery Village, MD 20886
Phone: 301.670.0840
www.mhga.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. 16905, Expiration Date: 04/21/2024

OWNER:
J DASHES, LLC
9213 WINTERSET DR
POTOMAC, MD 20854
jdashes@yahoo.com

REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP GR561 WSSC 217N706

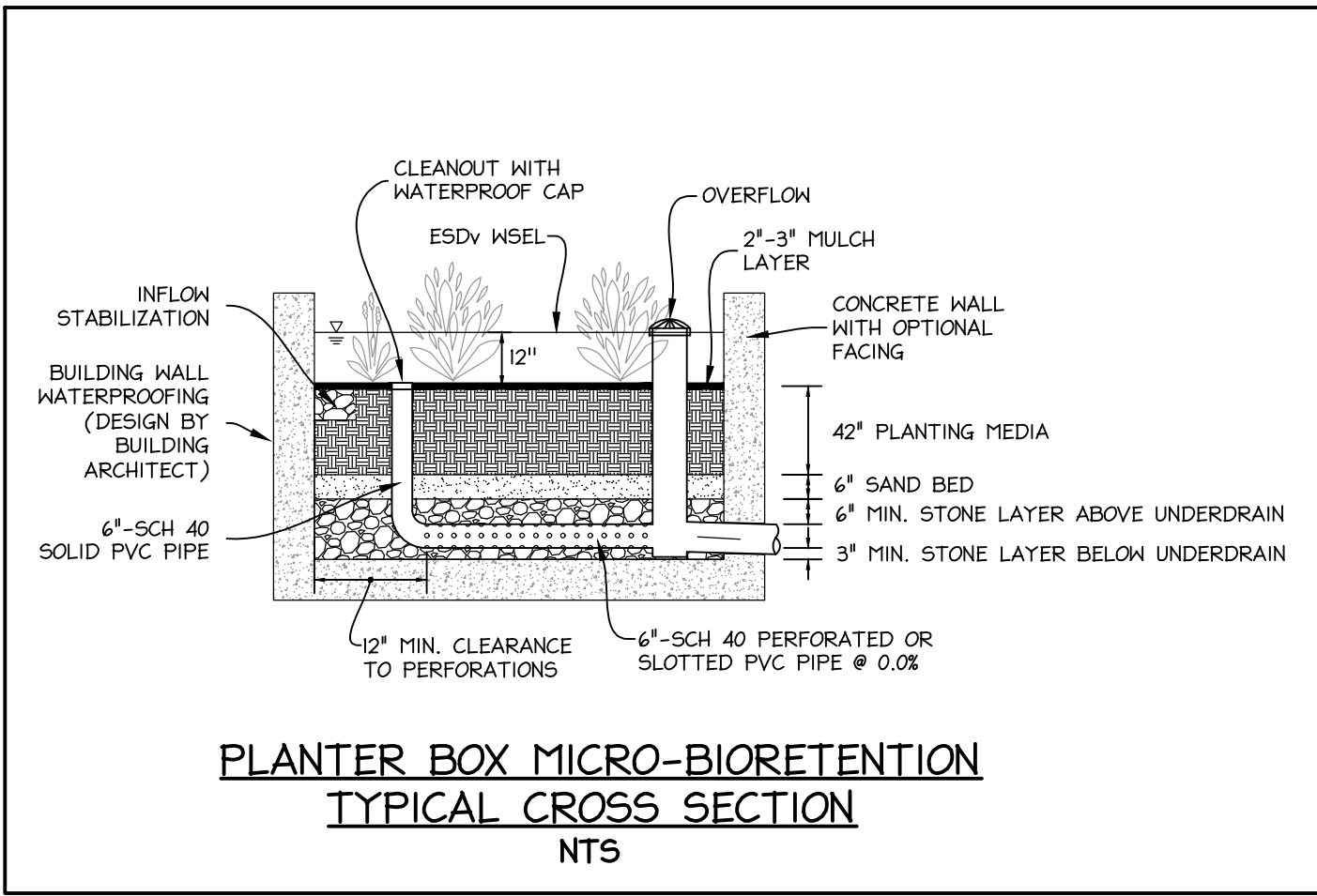
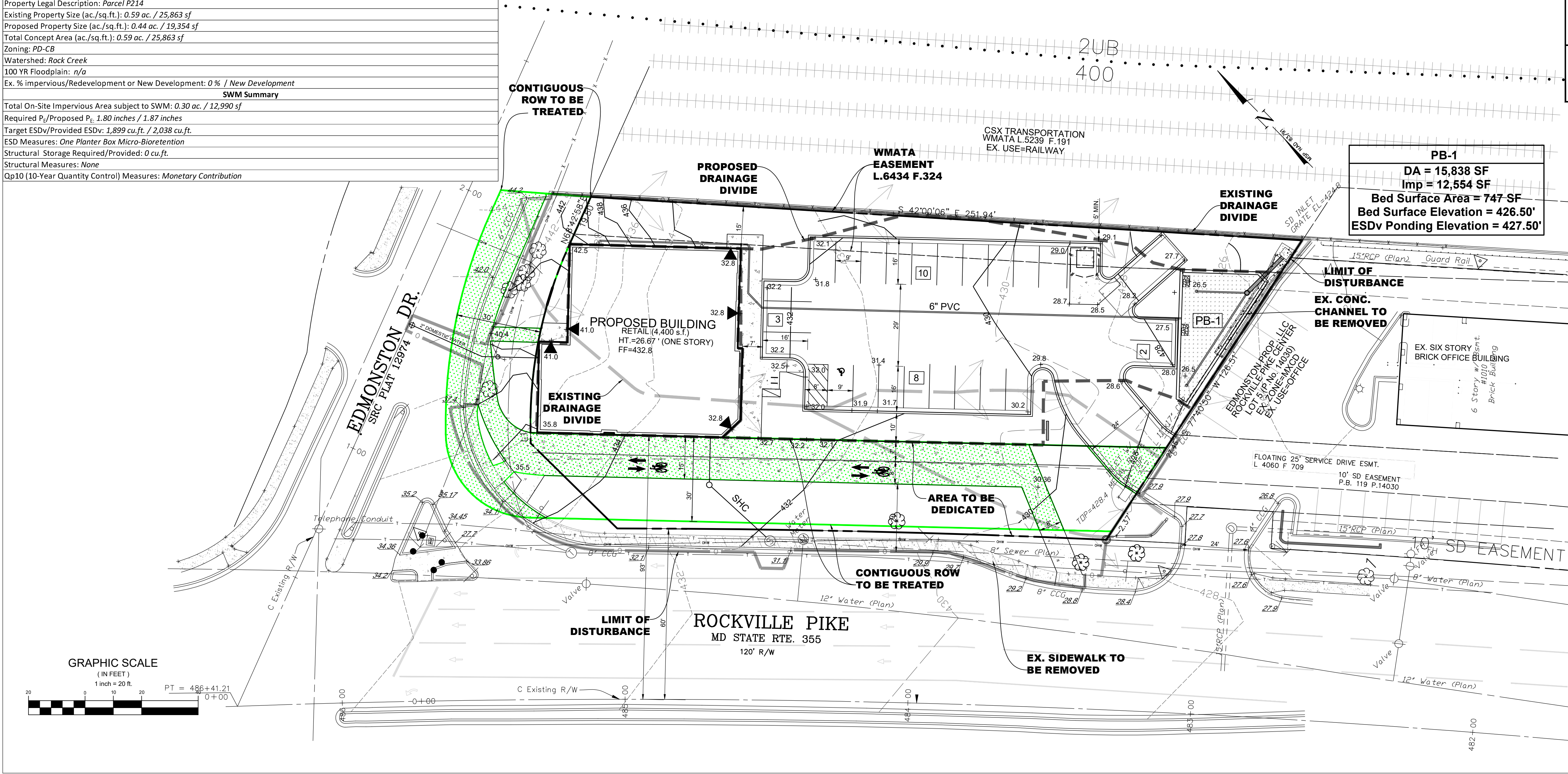
L. 44329 F. 159
4TH ELECTION DISTRICT
CITY OF ROCKVILLE
MARYLAND

ST. MARY'S
PARCEL P214

PROJ. MGR	BJD
DRAWN BY	JT
SCALE	1" = 20'
DATE	8/14/23

PRE-APPLICATION SWM
CONCEPT PLAN

PROJECT NO.	2004.115.33
SHEET NO.	1 OF 1



SOILS ON-SITE CONSIST ENTIRELY OF URBAN LAND (HSG 'D' MAPPING UNIT) ACCORDING TO DATA RETRIEVED FROM THE USDA-NRCS WEBSOIL SURVEY.

THIS PLAN IS FOR STORMWATER MANAGEMENT ONLY

DANSHES CENTER ON THE
PIKE
ST. MARY'S -PARCEL P214
900 Rockville Pike
PJT2018-00010

From: James Lapping <jlapping@rockvillemd.gov>
Sent: Monday, December 05, 2022 8:14 AM
To: Paul pswienton <pswienton@mhgpa.com>
Cc: Brian Donnelly <bdonnelly@mhgpa.com>
Subject: RE: W&S Authorization

Paul,

I couldn't find an actual Water & Sewer Authorization approval letter for 900 Rockville Pike. The language in the staff report from the 2019 M&C public hearing is below. We'll use the same language when the project moves forward.

Water and Sewer

The applicant is not required to obtain a Water and Sewer Authorization Letter. The proposed amendment represents a reduction in the water and sewer demand from the previously approved Project Plan for the property.

James D. Lapping, P.E.

Engineering Supervisor - Development Review

Department of Public Works

jlapping@rockvillemd.gov

City of Rockville

111 Maryland Avenue

Rockville, Maryland 20850

240-314-8507

www.rockvillemd.gov

From: Paul pswienton <pswienton@mhgpa.com>
Sent: Sunday, December 4, 2022 9:46 PM
To: James Lapping <jlapping@rockvillemd.gov>
Cc: Brian Donnelly <bdonnelly@mhgpa.com>
Subject: W&S Authorization

WARNING - External email. Exercise caution.

Hi Jim

Can you please check to see if there is an approved **W&S Authorization** for **900 Rockville Pike** in Rockville. We are doing work on this property and the client believes that there is already a Authorization for this.

Please let me know when you have a chance.
Thank you
Paul



Paul A. Swienton
Macris, Hendricks and Glascock, P.A.
Engineers • Planners • Landscape Architects • Surveyors
9220 Wightman Road, Suite 120
Montgomery Village, Maryland 20886-1279
Phone: 301.670.0840 Ext. 1053
Email: pswienton@mhgpa.com



DEPARTMENT OF PUBLIC WORKS
111 Maryland Avenue, Rockville, Maryland 20850, 240-314-8500
WATER AND SEWER
AUTHORIZATION APPLICATION (WSA)

For City Use:
CPDS Case # <u>PJT2025-00022</u>
WSA Case # _____

GENERAL PROJECT INFORMATION:

Project Name and Address: ST. MARY'S - 900 ROCKVILLE PIKE

Property Description: Subdivision: ST. MARY'S Lot(s) and Block(s) _____ Parcel(s) P214

Tax ID(s): 04-02406134

Applicant: J DANSHES LLC Contact Person: JOEL DANSHES

Address: 9213 WINTERSSET DRIVE, POTOMAC, MD 20854

E-mail Address: jdanshes@yahoo.com Telephone No: _____

Property Owner (if different from above): _____ Contact Person: _____

Address: _____

E-mail Address: _____ Telephone No: _____

Engineering Firm: MHG Contact Person: PAUL SWIENTON

Address: 9220 WIGHTMAN ROAD, SUITE 120, MONTGOMERY VILLAGE, MD 20886

E-mail Address: pswienton@mhgpa.com Telephone No: 301-670-0840

Submittal Requirements:

(Check to confirm that items have been submitted with package, if applicable)

- ☐ Corresponding CDPS Plan ☐ Preliminary profiles for sewer deeper than 15 feet
☐ Preliminary profiles for shallow sewer (less than 6 feet)

Requested Service:

(Check all that apply)

- | | | |
|--|--|---|
| <input type="checkbox"/> Public Water Main Extension | <input checked="" type="checkbox"/> Water Service Connection | <input type="checkbox"/> Abandon Water Service Connection |
| <input type="checkbox"/> Public Sewer Extension | <input checked="" type="checkbox"/> Sewer Service Connection | <input type="checkbox"/> Abandon Sewer Service Connection |
| <input type="checkbox"/> Fire Hydrant | <input type="checkbox"/> Other: _____ | |

Special Project Conditions:

(Check all that apply)

- ☐ Pressure Sewer ☐ Off Site Easement Required ☐ On-Site Easement Required
☐ Other (specify) _____

Current Use Information:

Specific Use	Unit (SF, each, etc.)	AWF/Unit (g.p.d)/per Use **	Average Demand (g.p.d)**
		Total =	Total =

Proposed Use Information (include any Current Uses that are to remain):

Specific Use	Unit (SF, each, etc.)	AWF/Unit (g.p.d)/per Use**	Average Demand (g.p.d)**
RETAIL	4,400 SF	0.069	304
		Total = 0.069	Total = 304

**AWF = Average Wastewater Flow. Flow and demand rates to be used in calculating the AWF must be from the WSSC Pipeline Design Manual, latest edition. If WSSC flow rates are not available for a specific use, state the source below.
Source: _____

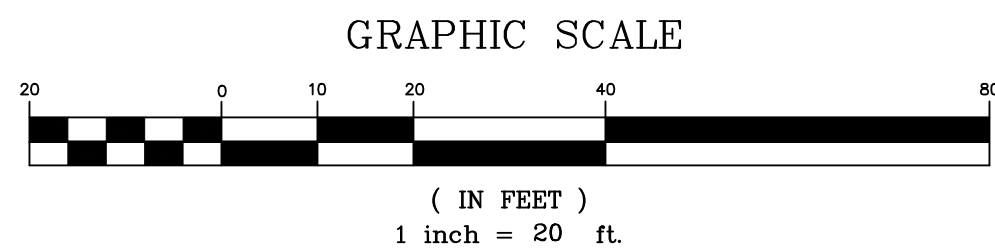
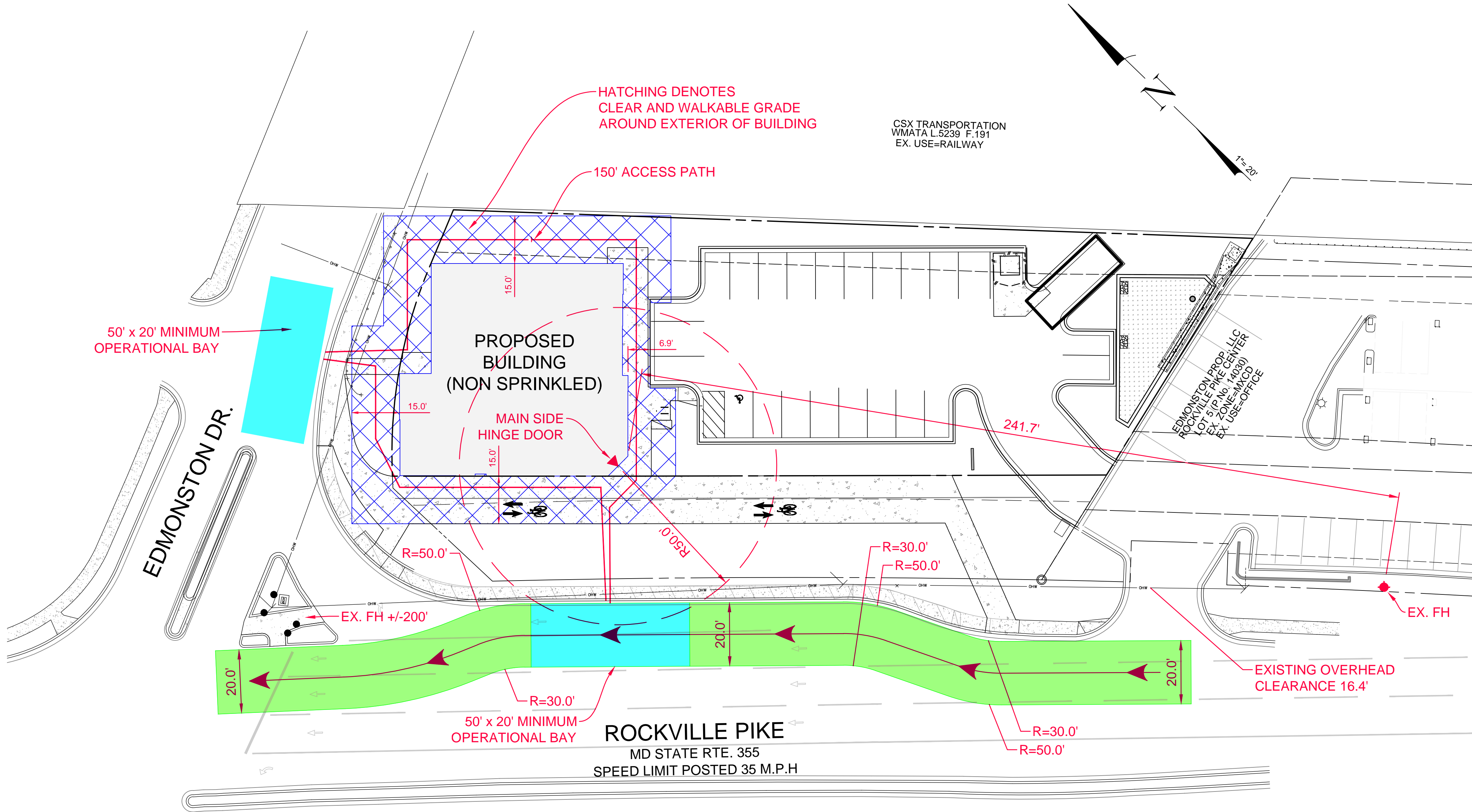
SIGNATURE OF PROPERTY OWNER/APPLICANT:

If Applicant is the Property Owner:

Property Owner's Signature: _____ Date _____
Name and Title (Please Print): _____

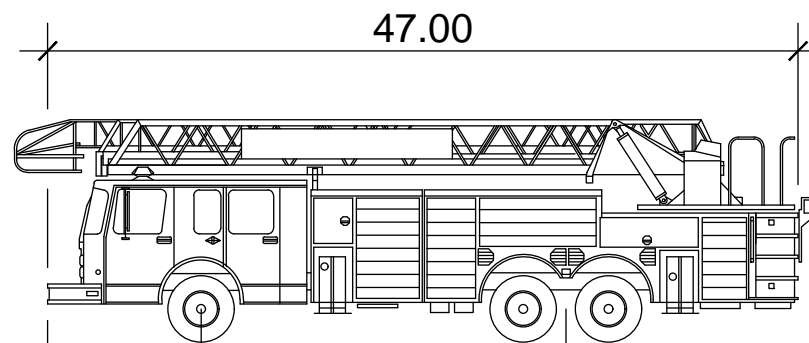
If Applicant is not the Property Owner:

I hereby certify that I am the Property Owner and I have authorized the filing of this application for review.
Property Owner's Signature: _____ Date _____
Name and Title (Please Print): _____



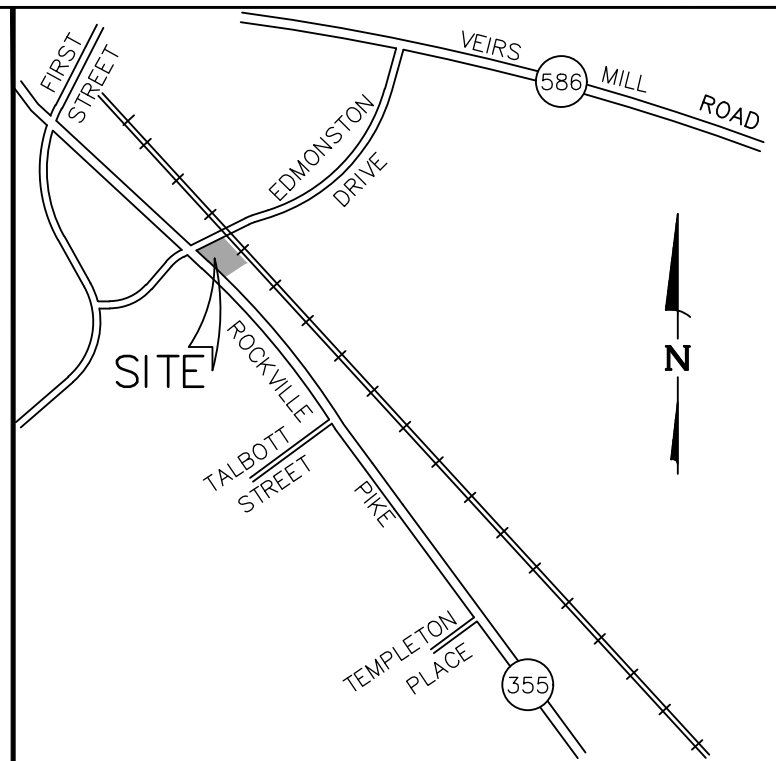
HEIGHT & AREA ANALYSIS NON-SPRINKERED SINGLE STORY = NS	CONSTRUCTION TYPE IIB
GROUND FLOOR BUILDING AREA LIMITATION PER STORY (SM) - MERCANTILE USE GROUP M (IBC 2018 TABLE 506.2)	4,400 SF ACTUAL - 12,500 SF MAX PERMITTED (MERCANTILE - MOST RESTRICTIVE)
ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE - MERCANTILE USE GROUP M PER IBC 2018 TABLE 504.4	2 STORIES MAX PERMITTED
ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE - BUSINESS USE GROUP B PER IBC 2018 TABLE 504.4	3 STORIES MAX PERMITTED
ACTUAL NUMBER OF STORIES (ABOVE GRADE PLANE)	1 STORY (PROPOSED)
ALLOWABLE H.T ABOVE GRADE PLANE PER IBC 2018 TABLE 504.3-MERCANTILE USE GROUP M OR BUSINESS USE GROUP B	55 FEET
ACTUAL H.T ABOVE GRADE PLANE PER IBC 2018 TABLE 504.3	27'
REQUIRED SEPARATION OF B/M/S-1 OCCUPANCIES PER 2018 IBC TABLE 508.4	NO SEPARATION REQUIRED
REQUIRED SEPARATION OF BUSINESS & MERCANTILE OCCUPANCIES PER 2015 NFPA 101 TABLE 6.1.14.4.1(g)	NONE-MIXED OCCUPANCY COMPLIES WITH MOST RESTRICTIVE
WHEREAS THE 2018 NFPA 101 REQUIREMENTS FOR THE SEPARATION OF MULTIPLE BUSINESS & MERCANTILE OCCUPANCIES IS MORE RESTRICTIVE, A 2 HOUR FIRE RESISTANCE-RATED HORIZONTAL ASSEMBLY IS REQUIRED	

CODE ANALYSIS	NEW BUILDING
BUILDING CODE	2018 INTERNATIONAL BUILDING CODE
CONSTRUCTION TYPE	IIB
USE GROUP	B or M - (Business or Mercantile)
NUMBER OF STORIES	1
HEIGHT	27'
FULLY SUPPRESSED	NO
FIRE ALARM	NO
HIGH RISE	NO
COVERED MALL	NO
FLOOR AREA (SF)	TOTAL "IBC" BUILDING AREA(ONE STORY) 4,400SF



Fire Truck MC AT-29

Width	: 8.25 feet
Track	: 8.25
Lock to Lock Time	: 6.0
Steering Angle	: 40.0



VICINITY MAP
SCALE 1" = 2,000'

LEGEND	
	APPARATUS ACCESS MOVEMENT
	OPERATIONAL BAY 50 X 20' MIN
	15' CLEAR AND WALKABLE GRADE AROUND BUILDING
	MAIN EXTERIOR DOORS
	FIRE ACCESS PATH
	EXISTING FIRE HYDRANT

MHG
Civil Engineers
Land Planners
Landscape Architects
Land Surveyors

9220 Wightman Road, Suite 120
Montgomery Village, MD 20886
Phone: 301.670.0840
www.mhga.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. Lic. No. 16905 Exp. Date: 04.21.2024

OWNER:
J DASHES, LLC
9213 WINTERSET DR
POTOMAC, MD 20854
jdashes@yahoo.com

ARCHITECT:
GTM ARCHITECTS
7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD, 20814
JEFF WHITMAN, RA
240-333-2067

ATTORNEY:
MILLER, MILLER & CANBY
200-B MONROE STREET
ROCKVILLE, MD,
JODY KLINE
301-738-2051

REVISIONS		
NO.	DESCRIPTION	DATE
	SUBMIT PROJECT PLAN	12/13/22
	ADDRESS DRC COMMENTS	5/8/23

TAX MAP GR561 WSSC 217NW06

L. 44329 F. 159

4TH ELECTION DISTRICT
CITY OF ROCKVILLE
MARYLAND

DANSHES CENTER ON
THE PIKE

ST. MARY'S
PARCEL P214

PROJ. MGR	BJD
DRAWN BY	JDP
SCALE	1" = 20'
DATE	05/2023

PROJECT PLAN

FIRE APPARATUS
ACCESS PLAN

EX 1.0

PROJECT NO.	2004.115.33
SHEET NO.	1 OF 1

Resolution No. 17-24

RESOLUTION: To approve, with conditions, Project Plan Application PJT2023-00016, an Amendment to the Champion Billiards Planned Development

WHEREAS, under Chapter 25 of the Rockville City Code, the Mayor and Council of Rockville (**“Mayor and Council”**) is authorized to review project plan applications; and

WHEREAS, on October 23, 2006, the Mayor and Council approved Resolution No. 14-06 approving Preliminary Planned Development Application PDP2006-00011 for a 25,863-square-foot parcel of land located at the southeast corner of the intersection of Edmonston Drive and Rockville Pike (MD 355) (the **“Property”**); and

WHEREAS the approval of the Preliminary Planned Development Application permitted a two-story, 12,574-square-foot, freestanding, single-use retail building with 36 at-grade parking spaces in accordance with the Optional Method of Development for the RPC zone; and

WHEREAS, on April 3, 2023, J Danshes, LLC (the **“Applicant”**) filed Project Plan Application PJT2023-00016 (the **“Project Plan Application”** or **“Application”**), pursuant to Section 25.14.07.e of the Zoning Ordinance, proposing to amend the Approved Champion Billiards Planned Development to allow for the development of 4,400 square feet of retail with associated surface parking on the Property as shown on the Project Plan Site Plan (**“Site Plan”**) included with the Application and attached hereto as Exhibit **“A”**; and

WHEREAS, pursuant to Sections 25.07.03 and 25.07.07 of the Zoning Ordinance, the Applicant met all notice requirements and conducted two public area meetings: a pre-application area meeting held on February 7, 2017, and a post-application area meeting held on April 26, 2023; and

WHEREAS, pursuant to Section 25.07.07 of the Zoning Ordinance, the Planning Commission and the Mayor and Council received briefings on the Application on April 26, 2023 and May 8, 2023, respectively; and

WHEREAS, pursuant to Section 25.07.07 of the Zoning Ordinance, the Planning Commission at its meeting on January 10, 2024, reviewed the Application, and after considering the information presented and testimony provided, voted to recommend that the Mayor and

Resolution No. 17-24

Council approve the Application subject to certain conditions; and

WHEREAS, pursuant to Sections 25.05.03, 25.07.03, and 25.07.07 of the Zoning Ordinance, a duly noticed public hearing on the Application was held by the Mayor and Council on July 8, 2024, at which the Mayor and Council heard testimony and received evidence on the Application; and

WHEREAS, at its July 29, 2024 meeting, the Mayor and Council voted to direct City staff to bring back to the body a resolution approving the Application, based upon the findings and conditions recommended by staff and information presented and testimony provided as contained in the public record.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council approves Project Plan Application PJT2023-00016, to allow a 4,400 square-foot retail building with associated surface parking, subject to the following conditions:

1. The proposed development must be designed in a manner generally consistent with the concept design and associated exhibits of the Project Plan Concept dated November 9, 2023. The permitted square footage is an “up-to” maximum and in no way absolves the Applicant from demonstrating that the specific terms of all applicable City Ordinances can be met at the site plan, except as otherwise outlined within the Project Plan approval resolution.
2. Prior to issuance of any occupancy permit, the Applicant must construct all public improvements within the Property and Rockville Pike right-of-way, including but not limited to street trees, streetlights, streetlight conduit, traffic signs, new seven-foot sidewalk, and eight-foot bicycle path as depicted on Sheet PJ 2.0 of the project plan and in accordance all applicable City standards or the standards of the jurisdiction of the corresponding right-of-way. Public improvements must be located within the right-of-way or within a Public Improvements Easement (PIE) as approved by the Director of Public Works.
3. Prior to any DPW permit, Applicant must obtain all necessary approval and/or permits for closure of the Rockville Pike driveway access point, construction of improvements within SHA right-of-way, and utility connections proposed on the Project Plan from all agencies with jurisdiction, including Maryland State Highway Administration (SHA) and the City of Rockville.
4. Applicant shall comply with the conditions of the Department of Public Works’ (DPW’s) Pre-Application SWM Concept Approval Letter dated August 28, 2023, attached as the “Pre-Application SWM Concept Approval Letter” attachment.

5. Applicant must comply with all requirements of WMATA's Joint Development and Adjacent Construction Manual, Design Criteria, and the provisions of all existing WMATA easements on the Property. Prior to submission of the site plan application, the Applicant must identify all proposed developments within the WMATA Zone of Influence on the Property and provide the City with all correspondence related to compliance with WMATA's requirements. The Applicant must receive written approval of the design and construction methods for all improvements near WMATA's right-of-way prior to the issuance of any DPW permit. Any significant changes to the proposed development necessary to comply with WMATA's Design Criteria may require the Applicant to revise the project plan to comply with all City requirements.
6. If present, the Mayor and Council must authorize the termination of any existing easement that is dedicated to the City of Rockville. Any termination of an easement dedicated to the City must be reviewed and approved in a format acceptable to the Office of the City Attorney and be recorded in the Montgomery County Land Records prior to issuance of any DPW permit. If required by the terms of any existing easement granted to an entity other than the City of Rockville, the Applicant must submit plans for work within the easement to the Grantee for review. If the Grantee's permission for such work is required, the Applicant must secure the 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.
7. Submission for review and approval by the Office of the City Attorney prior to DPW permit issuance, 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.
8. Prior to Site Plan approval, the Applicant must submit a conceptual dry utility plan to be deemed appropriate by both the utility companies and the Department of Public Works. The dry utility plan must demonstrate there is adequate space between the building and the powerlines to minimize the risk of electric shock, fire, power cuts, or damage to the Property or powerlines. The dry utility plan must demonstrate that both the proposed condition and the future condition for the planned BRT infrastructure can be safely constructed.
9. Trash, delivery, and service vehicles accessing the site shall be limited to SU-30 equivalent or smaller except for emergency vehicles.
10. After Site Plan approval and prior to issuance of any Public Works Permit, the Applicant shall dedicate for public use any property along the Property frontage that lies within a minimum of

93 feet from the existing roadway center, of which approximately 32 feet is located beyond the existing SHA Rockville Pike right-of-way. The right-of-way to be dedicated to the City of Rockville shall be in accordance with the Project Plan and exhibits, including those coordinated with MCDOT to accommodate the future MD 355 Bus Rapid Transitway (BRT), seven-foot pedestrian walkway and eight-foot bicycle path. Any deviation must be approved by the Director of Public Works at the Site Plan phase.

11. Prior to the issuance of any occupancy permit, the Applicant shall construct the required 7-foot-wide sidewalk next to the required and buffered 8-foot-wide cycle track with adequate transitions along the site frontage with MD 355 and as shown on the plan per the City and SHA standards.
12. The Applicant shall submit to DPW for review and approval by the Chief, Traffic and Transportation Division, prior to issuance of any building permit a detailed signing and marking plan including proposed signs that limits no larger than Su-30 commercial vehicles to and from the subject site and prepared in accordance with the latest edition of the Maryland Manual on Uniform Traffic Control Devices (MD-MUTCD).
13. During construction, the Applicant must ensure access to the existing adjacent office building and its parking lot are continuously maintained and provided. All parking for site contractors must be provided on-site.
14. Site Plan application shall comply with Sheet EX 1.0.
15. At the time of site plan submission, the Applicant must show the location of the Fire Department Access Box (Knox Box).
16. The Applicant must apply for a waiver consistent with section 4.d.3(b) of the Landscape, Lighting, and Screening Manual from the Planning Commission for Segment 'A' shown on Sheet L2.01 if necessitated by the final Landscape Plan. The waiver must be approved before or concurrently with Site Plan approval.
17. The Applicant must apply for a waiver consistent with section 4.d.3(c) of the Landscape, Lighting, and Screening Manual for Segment 'B' shown on Sheet L2.01 if necessitated by the final Landscape Plan. The waiver must be approved before or concurrently with Site Plan approval.
18. Before the issuance of any building, forestry, or DPW permits, the Applicant must obtain approval of a Final Forest Conservation Plan (Final FCP).

19. At the time of site plan submission (or before), the Applicant must submit a final forest conservation plan (FFCP) that meets the minimum requirements approved with the preliminary forest conservation plan (PFCP) for the proposed limits of the site plan.
20. The Applicant must adhere to and meet all requirements of the PFCP approval letter in preparation for the submittal and approval of their FFCP.
21. The Applicant must comply with the City's Publicly Accessible Art in Private Development Ordinance. Applicant must provide a concept plan for approval prior to issuance of a building permit.

BE IT FURTHER RESOLVED THAT, for the purposes of this Resolution, the approved Project Plan means this Resolution and the exhibits to this Resolution listed below and attached hereto, including notations, references, descriptions, and writings on the Exhibits, except as modified by the above conditions of approval:

1. Exhibit A: Project Plan Site Plan dated November 9, 2023;
2. Exhibit B: Champion Billiards Planned Development, Resolution No. 14-06;
3. Exhibit C: Preliminary Forest Conservation Approval Letter;
4. Exhibit D: Preapplication Stormwater Management Concept Letter.

BE IT FURTHER RESOLVED THAT, having considered the recommendations and findings of its Staff as presented at the public hearings on this Application and as set forth in the Staff Report on the Application presented to the Mayor and Council at its July 8, 2024 meeting, which the Mayor and Council hereby adopts and incorporates by reference, except as modified herein, and upon consideration of the entire administrative record, the Mayor and Council, pursuant to Section 25.07.01.b.2 of the Zoning Ordinance, finds and determines, with the above conditions of approval, that:

1. **The Application will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed project.**

The development of the Property with a commercial building as proposed by the Application will not be detrimental to the health and safety of persons working or living in this area, which is intended for commercial development. The proposed development includes improvements to the pedestrian, bicycle, and transit infrastructure in this area, which will improve connectivity and safety.

The proposed retail use of the Property is a permitted use in the MXCD zone. Retail uses include a variety of sales uses but do not include restaurants or eating establishments. The site design incorporates improvements to the Rockville Pike frontage to safely accommodate pedestrians and bicycles and will not adversely affect the health or safety of persons residing or working in the neighborhood of the Property. In fact, these improvements will improve the safety of pedestrians and bicyclists in the area and customers visiting the site using those modes.

Although the Property is a corner lot, direct vehicular access from Edmonston Drive has been closed and direct vehicular access from Rockville Pike is not recommended by SHA due to its location in a turn lane. As noted in Finding 2 below, the Pike Plan calls for the retention of existing public access easements in this section of the Pike Plan area, and the proposed development provides access from an existing public access easement in conformance with the Pike Plan.

This vehicular access will not adversely affect the health or safety of persons residing or working near the Property. While representatives of the owner of the property immediately to the south (the “**Edmonston Property**”) argued that the vehicular access proposed by the Application would negatively impact the use and development potential of the Edmonston Property, the Mayor and Council finds otherwise. The Edmonston Property is already burdened by and responsible for the maintenance of an existing service drive constructed within a public access easement intended to facilitate public vehicular access to both the subject Property and the Edmonston Property.

The Project Plan does not require the taking of any of the Edmonston Property for public use, nor does it require the Mayor and Council to adjudicate a dispute between the Applicant and the owner of the Edmonston Property over whether the public right of way at the northernmost curb cut on the Edmonston Property connects to the public access easement. Based on exhibits provided by the Applicant and analyzed by City staff, all three access points from MD 355 to the Edmonston Property provide safe access to the service drive within the public access easement, and it is undisputed that two of these access points connect directly with the public access easement. Based on the evidence provided by the Applicant and analyzed by City staff, the service drive is operating at an acceptable level of service and will continue to do so with the traffic that would be generated by the proposed development on the Property, particularly with the restriction on the size of trucks accessing the Property as conditioned above.

2. The Application will not be in conflict with the Plan.

The Property is located within Planning Area 9 (Rockville Pike) of the City of Rockville's Comprehensive Plan, Rockville 2040 (the "**2040 Plan**"). The 2040 Plan includes goals, policies, and actions that are compatible with this development proposal. These compatibilities are:

- Providing adequate space to construct the MD-355 Bus Rapid Transit (BRT) and bicycle and pedestrian facilities called for by the 2017 Bikeway Master Plan will advance the City's goal of reconstructing Rockville Pike/MD-355 as a multi-modal boulevard.
- The intersection of Edmonston Drive and Rockville Pike has been identified as a BRT station. Thus, it is desirable given the general transit-oriented land use goals of the Comprehensive Plan to cluster destinations and improve bicycle and pedestrian infrastructure around planned station areas, rather than the existing use, which is vacant.
- "Support a robust commercial base." (Page 44). The proposed development will increase commercial activity along Rockville Pike.
- Planning Area 9 policies direct the City to work with property owners to improve the function and aesthetics of Rockville Pike, as outlined in the 2016 Rockville Pike Neighborhood Plan. The proposed reconstruction of the Rockville Pike frontage to include bicycle and pedestrian facilities and accommodate the future BRT alignment directly supports this policy.

Transportation Policies

The Application is not in conflict with the transportation policies of the plan. Chapter 4 of the Pike Plan calls for the development of Rockville Pike as a multi-modal boulevard, including a system of parallel access roads to allow vehicles, bicycles, and pedestrians to travel from business to business without entering Rockville Pike. Per the Pike Plan (Page 1-6):

"The access roads recommended by this plan provide access to private property that is not directly connected to the main thoroughfare. They are also intended to reduce the number of curb cuts and driveways along the portion of the Pike designed for through traffic, thereby improving flow in those main lanes. Access roads can link multiple adjoining properties to enable a "park once and walk" environment. Their design is for slower speeds, reducing the vehicle conflicts among faster-moving vehicles, slower-moving vehicles, bicyclists, and pedestrians that currently occur on the Pike."

The Pike Plan describes exceptions to the access road requirements for properties within the Middle/North Pike East Plan area. Within this area, the Pike Plan calls for some modifications of the access road concept (Page 4-7):

- “Implementation of the boulevard vision for properties in these locations may include modifications to support the auto-reliant nature of this portion of the corridor and preserve the viability of businesses, as long as inter-site vehicular and bicycle movement, a continuous public sidewalk, and pedestrian, bicycle and vehicular safety are assured.” The Project Plan proposes the reconstruction of the existing sidewalk along Rockville Pike, which will continue to connect to the existing sidewalk to the south and to the sidewalk along the Edmonston Drive frontage of the Property. A pedestrian walkway and bicycle path will be constructed with the project and will eventually connect with a network of pedestrian walkways and bicycle paths as properties to the south and north redevelop.
- “It is important to retain existing easements and to continue to obtain easements along the Pike to allow inter-site vehicular movement, and to require that all sites in this area provide for inter-site movement when they redevelop.” The Project Plan includes access from an existing access easement to allow inter-site vehicular movement.
- “Reducing the number of curb cuts from the main travel lanes should be a priority in this area, as it is in the entire corridor, to improve traffic flow in the main lanes while maintaining access to all properties.” The Project Plan envisions closure of the remaining site curb cut from Rockville Pike in accordance with Maryland SHA requirements.

Land Use Policies

In addition to transportation policies, the Pike Plan establishes urban design policies for new development along Rockville Pike:

- Parking should be located, whenever possible, “in structures behind or under buildings, thereby minimizing inactive zones and reducing the visually unappealing effect of large surface lots in front of buildings” (Pages 4-40). However, the Pike Plan recognizes that properties within the Middle/North Pike East Plan area may require surface parking due to site constraints. Due to the constraints of the lot size, the Project Plan is not inconsistent with the Pike Plan because the lot is small, and the parking is located to the side rather than in front of the building.
- A “build-to line” along Rockville Pike is established to create a consistent street wall

Resolution No. 17-24

while accommodating anticipated pedestrian, bicycle, and BRT infrastructure. A minimum setback (or reduced build-to line) of 85 feet from the Rockville Pike centerline was approved by PDP2006-00011 and is the minimum build-to line permitted. As shown in Sheet PJ 2.0, the currently proposed building setback is 93 feet from the Rockville Pike centerline, an increase of 8 feet from the approved build-to line. The building abuts the public pedestrian walkway and 100% of the façade is located at the setback line. This request would place the building further than 85 feet from the Pike centerline but will continue to meet the intent of the Pike Plan by providing enclosure and transparency along the pedestrian realm. This standard is addressed more thoroughly in Finding 4.

3. The Application will not overburden existing and programmed public facilities as set forth in article 20 of the Zoning Ordinance and as provided in the adopted adequate public facilities standards.

The Project Plan 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 (APFS).

Schools

No residential uses are planned, and therefore, the proposed development is not subject to the school's test in the APFS.

Water and Sewer

The Applicant is not required to obtain a Water and Sewer Authorization Letter. The proposed amendment represents a reduction in the water and sewer demand from the previously approved Planned Development/Project Plan for the Property.

Roadway Network Analysis

A limited-scope On-Site Transportation Report was prepared in accordance with the City's Comprehensive Transportation Review (CTR) requirements since the proposed development with consideration of all vested AM and PM peak trips for approved uses is projected to generate less than 30 peak-hour trips. The submitted on-site Transportation Report focused on the site access, on-site circulation, transit, pedestrian, and bicycle accessibility and accommodations and to ensure adequate transportation facilities exist during and after a development project is complete as required by the CTR. On March 25, 2024, the Applicant submitted an additional and updated traffic analysis that evaluated the adequacy of the existing service drive and its immediate access driveways to MD 355 for the existing and total traffic conditions which is the sum of existing traffic

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and the projected traffic of the proposed development.

Both reports were reviewed by the Department of Public Works (DPW) Traffic & Transportation staff. Based on this review Mayor and Council finds:

(1) The proposed development of 4,400 square feet of retail use represents a reduction in the previously approved development and will not generate thirty (30) or more new peak hour vehicle trips, as shown in the table below.

(2) The development will not substantively alter or change vehicular traffic flow movements in and around the Property.

(3) The existing service drive and its access driveways to MD 355 are and will continue to operate adequately with the additional vehicular traffic generated by the proposed development.

4. The Application will not constitute a violation of any provision of the Zoning Code or other applicable law.

Based on the staff report and other evidence of record, the Application is consistent with the requirements of the Zoning Ordinance. All development standards to include landscaping, open area and public use space requirements have been met during this Project Plan stage of the development project.

The proposed retail land use is compatible with the uses identified in the land use table in the Zoning Ordinance for the MXCD Zone and is also consistent with the Comprehensive Plan as detailed above. The requirements under Sections 25.13.06 (Additional design guidelines) and 25.13.07.b (Special design regulations for individual mixed-use zones – MXCD) will ensure the thoughtful and sensitive design is utilized in this project. Compliance with these sections will be confirmed during the site plan review. The Proposal also complies with other MXCD Zone development standards including height requirements and setbacks.

The Zoning Ordinance requires 15% open space and 15% public use space, and the Applicant has reserved enough land area to comply with this requirement in a prominent, publicly accessible location, including the pedestrian walkway and bicycle path along the Property frontage.

Sec. 25.13.05 establishes a build-to-line for properties within the Rockville Pike Neighborhood Plan area. The build-to line for this Property is 116 feet from the Rockville Pike centerline. For parcels located in an area where the distance between the Rockville Pike right-of-way and the CSX/Wmata right-of-way is less than 300 feet, as it is for this site, a reduced build-to line may be applied per Sec. 25.13.05.a.2.(b).(iii).A. The build-to line must be adjusted by

Resolution No. 17-24

establishing it at a point three-quarters of the distance from the CSX/Metro right-of-way to the Rockville Pike right-of-way and can be reduced to 85 feet so long as inter-site vehicular and bicycle movement and a continuous public sidewalk are provided.

For this Property, that calculation would result in a build-to line of 82.5 to 87.75 feet from the Rockville Pike centerline (per public records, the site measures 110 feet from CSX/Metro right-of-way to Rockville Pike right-of-way at the southern end and 117 feet at the northern end). The 85-foot build-to line would take precedence over the lower end of the measurement and was the build-to line approved by the PD. The Applicant proposes to locate the building 93 feet from the Rockville Pike centerline, which exceeds the minimum build-to line as calculated per Sec. 25.13.05.a.2.(b).(iii).A.

This build-to line represents both a minimum and maximum setback, where it applies, and requires that at least 70% of the façade along Rockville Pike (classified as a Major roadway) and 30% along Edmonston Drive (classified as a Primary Residential Class I roadway) be constructed at the build-to line. As proposed, 100% of the façade along Rockville Pike will be constructed at the reduced build-to line and approximately 50% of the façade along Edmonston Drive will be constructed at the build-to line.

Fire access is met subject to the conditions of approval. The Property is not within a historic district and has no potential historic resources on site. Conformance with other requirements, including but not limited to other zoning requirements, city codes, and the building code, will be confirmed through the site plan, permit review, or other applicable process.

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

Stormwater Management

Stormwater Management (SWM) for this project will be provided in compliance with the Pre-Application SWM Concept Letter dated August 28, 2023, and included as the “Pre-Application SWM Concept Letter” attachment. The Pre-Application SWM Concept Letter lists project-specific conditions of approval. On-site SWM will be provided by the Applicant through the construction of one Environmental Site Design (ESD) measure planter box bioretention facility. This Pre-Application SWM Concept Approval does not approve the methods for providing SWM beyond establishing the percent ESD provided. The safe conveyance of storm drainage will be analyzed by

Resolution No. 17-24

the Applicant and provided through the mitigation of storm drain capacity deficiencies if necessary.

Forestry

This Application will 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 17, 2017 (FTP #2017-00013). An updated NRI/FSD was approved on September 15, 2023.

The City approved a Preliminary Forest Conservation Plan (PFCP) on December 6, 2023. The PFCP shows how the project will comply with the Minimum Tree Cover (MTC) requirement of 10% or 2,570 square feet. Currently, the Applicant has shown how 2,600 square feet of MTC, via three shade trees and one ornamental evergreen tree, can be planted on the site. See Sheets L9.01 and L9.02.

Forest Conservation

Per Sec. 10.5-22.(b), the Applicant is not subject to forest conservation via afforestation because the site is less than 40,000 square feet in area.

Significant Trees

The PFCP currently shows the removal of one significant tree on-site, resulting in a replacement requirement of two tree plantings per Chapter 10.5.

Street Trees

Consistent with the requirements of Section 25.21.21, the Applicant is proposing to plant five street trees within the Rockville Pike public right-of-way.

I HEREBY CERTIFY that the foregoing is a true and correct copy
of a Resolution adopted by the Mayor and Council at its meeting of
September 30, 2024.


Sara Taylor-Ferrell

City Clerk/Director of Council Operations

Affidavit of Mail Notice

City of Rockville
Department of Community Planning and Development Services

AFFIDAVIT OF PUBLIC NOTICE

I hereby certify and affirm that, pursuant to the City of Rockville Zoning Ordinance No. 19-08, I did give notice by mail of the subject application for development approval to the owners and residents of property that may be affected by the application as reflected on the attached mailing list. The names and mailing addresses of the property owners were obtained from the most current tax assessment records.

I further affirm that the said notice contains the address and/or other readily identifiable description of the property location of the proposed development and the date, time and place of the meeting to be held on the proposed development.

Project Plan Application No. PJT2025-00022
Application #

Applicant: J. Danshes LLC

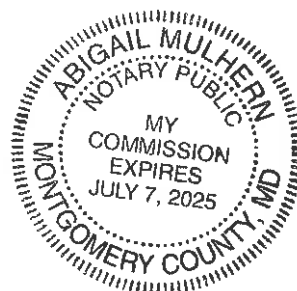
Jody Kline
Jody S. Kline
Attorney

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

State of Maryland, County of Montgomery,
on this 30th day of June, 20 25

Abigail Mulhern
Notary Public

My Commission Expires: July 7, 2025





MAYOR AND COUNCIL Meeting Date: July 14, 2025
Agenda Item Type: ADOPTION
Department: CPDS - DEVELOPMENT REVIEW
Responsible Staff: KIMIA ZOLFAGHARIAN

Subject

Adoption of a resolution for an amendment to the approved Project Plan (PJT2025-00022) for 900 Rockville Pike to extend the Project Plan's Implementation Period

Department

CPDS - Development Review

Recommendation

Staff recommends the Mayor and Council adopt the Resolution to approve the extension of the implementation period, attached to this staff report as Attachment 1.

Discussion

Refer to the July 14th, 2025 Public Hearing Staff Report for Project Plan PJT2025-00022 for background and the Project Analysis and Findings.

Impact Statements

Refer to the July 14th, 2025 Public Hearing Staff Report for Project Plan PJT2025-00022 for the Impact Statements.

Mayor and Council History

Refer to the July 14th, 2025 Public Hearing Staff Report for Project Plan PJT2025-00022 for the Mayor and Council History.

Public Notification and Engagement

Notifications of the Project Plan application were made consistent with City Code requirements. The Affidavit of Public Notice is included as the "Affidavit of Public Notice" attachment.

Boards and Commissions Review

The Planning Commission [held a public meeting](#) on June 11, 2025, and recommended approval of the request to extend the implementation of the related site plan filing for Project Plan PJT2023-00016 subject to the recommended findings and conditions.

Next Steps

If the application is approved, the Mayor and Council will establish a period within which construction of the approved Project Plan must commence. Following Project Plan approval, the Applicant must file a Level 2 Site Plan and a Final Record Plat.

Attachments

Attachment 1 - Draft Resolution, Attachment 2 - Affidavit of Public Notice

Resolution No. _____

RESOLUTION: To approve, with conditions,
Project Plan Application
PJT2025-00022, an Amendment
to the Champion Billiards
Planned Development

WHEREAS, under Chapter 25 of the Rockville City Code, the Mayor and Council of Rockville (“**Mayor and Council**”) is authorized to review project plan applications; and

WHEREAS, on October 23, 2006, the Mayor and Council approved Resolution No. 14-06 approving Preliminary Planned Development Application PDP2006-00011 for a 25,863-square-foot parcel of land located at the southeast corner of the intersection of Edmonston Drive and Rockville Pike (MD 355) (the “**Property**”); and

WHEREAS, on September 30, 2025, the Mayor and Council approved Resolution No. 17-24 approving Project Plan Application PJT2023-00016 for the development of 4,400 square feet of retail with associated surface parking on the Property (the “**Project Plan**”) as shown on the Project Plan Site Plan (“Site Plan”) attached hereto as Exhibit “A”; and

WHEREAS, on April 3, 2025, the owner of the Property filed Application No. PJT2025-0002 to amend the Project Plan to extend its implementation period to March 30, 2026 (the “**Application**”); and

WHEREAS, pursuant to Sections 25.07.03 and 25.07.07 of the Zoning Ordinance, the Applicant met all notice requirements; and

WHEREAS, pursuant to Section 25.07.07 of the Zoning Ordinance, the Planning Commission at its meeting on June 11, 2025, reviewed the Application, and after considering the information presented and testimony provided, voted to recommend that the Mayor and Council approve the Application subject to certain conditions; and

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council approves Project Plan Application PJT2025-00022, to extend the implementation period of the Project Plan, subject to the following condition (in addition to conditions approved with Resolution 17-24, attached hereto as Exhibit “A”):

1. The applicant must file a site plan that implements the Project Plan within one year from the date of the Mayor and Council approval of Project Plan PJT2025-00022, or the Project Plan approval will expire.

BE IT FURTHER RESOLVED THAT, for the purposes of this Resolution, the approved Project Plan means this Resolution and the exhibits to this Resolution listed below and attached hereto, including notations, references, descriptions, and writings on the Exhibits, except as modified by the above conditions of approval:

1. Exhibit A: Project Plan Site Plan dated November 9, 2023;
2. Exhibit B: Project Plan PJT2023-00016, Resolution No. 17-24;
3. Exhibit C: Champion Billiards Planned Development, Resolution No. 14-06;

BE IT FURTHER RESOLVED THAT, having considered the recommendations and findings of its Staff as presented at the public hearings on this Application and as set forth in the Staff Report on the Application presented to the Mayor and Council at its July 14, 2025 meeting, which the Mayor and Council hereby adopts and incorporates by reference, except as modified herein, and upon consideration of the entire administrative record, the Mayor and Council, pursuant to Section 25.05.08 of the Zoning Ordinance, finds and determines, with the above conditions of approval, that:

a. In order to avoid expiration of the development approval, the implementation period may be extended only when all of the following conditions exist:

- 1. The provisions of this chapter expressly allow the extension;**

The Application does not conflict with the provisions of Chapter 25 of the Rockville City Code.

- 2. An extension request is filed prior to the expiration of the approval; and**

This application was filed prior to the expiration of the Mayor and Council approval of the Project Plan.

- 3. The extension request is in writing and includes justification.**

As demonstrated in the attachments to the staff report presented to the Mayor and Council, the extension request was filed as a Project Plan Amendment application in writing,

and includes justification.

b. Unless otherwise provided, authority to grant extensions of time shall rest with the Approving Authority that granted the original approval being extended.

The Application proposes to modify the Project Plan, which was originally approved by the Mayor and Council.

c. Extensions may be granted only upon good cause. In determining whether good cause has been shown, the Approving Authority must consider:

1. The actions taken by the applicant to diligently pursue implementation of the approval, including but not limited to execution of required documents and pursuing other required approvals;

The applicant worked with staff to communicate challenges in proceeding with the Project Plan implementation within the six-month time frame per the Zoning Ordinance. The applicant was able to communicate the challenges and the request prior to the expiration of the approval, and diligently pursued options to be able to extend the implementation period.

2. Whether the approved development complies with all the current provisions of this chapter and other applicable laws and with the current plan recommendations; and

As outlined in the Mayor and Council's approval of the Project Plan, which is not substantially modified by this Application to extend the Project Plan implementation period, the approved development complies with all the current provisions of Chapter 25 of the Rockville City Code and other applicable laws and with the current recommendations of the Rockville Comprehensive Plan. Approval of the Application does not modify any of the findings made by the Mayor and Council in its approval of the Project Plan.

3. Such other factors deemed to be relevant.

All other factors deemed to be relevant to this application have been reviewed, and no issues or conflict have been identified.

d. An extension of the implementation period of an approval does not allow any change from the conditions of the approval for which the extension is requested.

No changes to the conditions of approval for which the extension is requested are

proposed. The only request with this Project Plan is an addition to the approval which allows for the extension of the Project Plan implementation period.

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Mayor and Council at its meeting of July 14, 2025.

Sara Taylor-Ferrell
City Clerk/Director of Council Operations

Affidavit of Mail Notice

City of Rockville
Department of Community Planning and Development Services

AFFIDAVIT OF PUBLIC NOTICE

I hereby certify and affirm that, pursuant to the City of Rockville Zoning Ordinance No. 19-08, I did give notice by mail of the subject application for development approval to the owners and residents of property that may be affected by the application as reflected on the attached mailing list. The names and mailing addresses of the property owners were obtained from the most current tax assessment records.

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Project Plan Application No. PJT2025-00022
Application #

Applicant: J. Danshes LLC

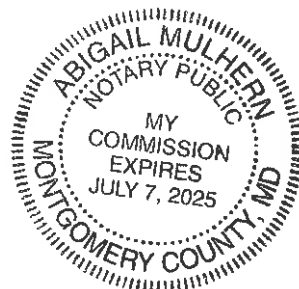

Jody S. Kline
Attorney

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

State of Maryland, County of Montgomery,
on this 30th day of June, 20 25

Abigail Mulhern
Notary Public

My Commission Expires: July 7, 2025





MAYOR AND COUNCIL Meeting Date: July 14, 2025

Agenda Item Type: WORKSESSION

Department: RECREATION & PARKS

Responsible Staff: TARA STEWART

Subject

King Farm Farmstead Park Project Update and Program Concepts Review

Department

Recreation & Parks

Recommendation

Staff recommends that the Mayor and Council receive the presentation, discuss, and provide feedback, additional considerations, and direction on which program and building use option will move forward to economic analysis.

The presentation and discussion will be facilitated by the City's consultant, Design Collective, a firm with experience in historic preservation, adaptive reuse, and using public feedback to develop forward thinking and creative, but equally realistic, practical, and cost-effective designs.

Discussion

Purpose

The purpose of this work session is to provide Mayor and Council with a project update following the October 24, 2024, work session, where guidance was provided to staff regarding future programming and building uses at the King Farm Farmstead Park. This work session will include a presentation of the top ranked choices from the community for the park's building uses and program concepts. Staff is requesting Mayor and Council direction on which programs and building usage option will move to the next phase of economic analysis.

The City retained Design Collective as the consultant for the adaptive reuse planning process and they will present results from the City's community engagement process and community preferences for programming and building use concepts. For the past six months, the City has worked with the Communications and Community Engagement Department and Design Collective to implement project outreach and engagement to inform the community about the project and to solicit community feedback. This has included the development and launch of the King Farm Farmstead: Preservation and Potential website - [King Farm Farmstead: Preservation and Potential | Engage Rockville](#), social media promotion, Rockville Reports articles, community surveys, and hosting several in-person and virtual community engagement sessions.

The most recent community engagement included Concept Filtering Sessions where four options for programs and building uses were presented for the community to review and provide their preference. The four options have also been included as an attachment to the staff report.

Programs and building use options that will be presented during the July 14, 2025 work session include the four options presented to the community during in-person and virtual filtering sessions and via an online survey made available through the Engage Rockville website.

Park History

The King Farm Farmstead is in the northeast corner of the King Farm neighborhood near Route 355 and is part of the City of Rockville's Park system. Formerly the largest farm in the area, much of the original farm has long since been sold and developed. The site currently consists of 7 distinct buildings of various sizes, a picnic pavilion, community garden and grounds surrounding the property.

The City acquired the 6.96-acre site in 1999 at the time of the sale and development of the former King (Irvington) Farm. The land was donated to the City by the developers of King Farm, with a deed and covenants containing a number of requirements, chiefly that the site is to be "used as a site for a neighborhood park and recreational facility that shall serve the current and future residents of the Subject Property and the general public" and that the grantor (King Farm Associates) is to be provided with opportunities for input on the site's future use(s). The property was designated an historic district in 2006 and includes all existing buildings currently standing at the site. There is a forest conservation easement on the northwest corner of the site.

The Farmstead is part of the overall 92-acre public King Farm Park system that includes two additional active parks and 43 acres of stream valley/forest parkland. Maryland Rt. 355 (Frederick Road) is adjacent to the site on the east side. Residential lots are located to the west and south of the site, and the property to the north is currently under construction with 380+ residential units and includes a completed 47-spot parking lot for the Farmstead Park.

Since the City assumed ownership of the site, several projects have been completed to stabilize the buildings and add utility infrastructure however none of the buildings have been improved to the point of occupancy as an adaptive reuse has yet to be determined.

- 2014 – Property Condition Assessment
- 2018 – Structural renovations and façade restoration to Dairy Barns
- 2024 – Water and sewer infrastructure and fire suppression installed for Main House and Dairy Barns
- 2025 – Electrical infrastructure construction underway throughout the site

Past Planning and Evaluation

Extensive study of the King Farm Farmstead has been conducted by various Task Force and Consultant Groups over the years.

- King Farm Farmstead History and 2001 Task Force Report.
<https://www.rockvillemd.gov/DocumentCenter/View/38478/King-Farm-Farmstead-Property-History>
- 2014 King Farm Farmstead Property Condition Assessment
<https://www.rockvillemd.gov/DocumentCenter/View/8847/2014KingFarmarmsteadPropertyCondAssess>

A summary of each area's current condition is provided below.

- Farmhouse (Building #1): Two level house with +/- 3,425 gross square feet of usable space split between the levels, previously used as a residence. The house is served with water, sewer and electric and a fire suppression system is forthcoming in a current project. While the house is in generally good condition, there HVAC improvements would be needed, as well as interior modifications depending on final use.
- Garage (Building #2): +/-1,855 gross square feet split between two levels enclosed levels. Building requires envelope improvement, mechanical, electrical, plumbing, and accessibility improvements.
- Outbuildings – Tenant House (Buildings #6 & 7): Building 6 is comprised of +/-1,050 square feet and Building 7 is comprised of +/-540 square feet. These buildings previously functioned as small living spaces with divided rooms; however, they are currently not safe for occupancy due to moisture infiltration and related damage.
- Dairy Barns (Buildings #3 & 4): The west barn is a two-story structure with +/- 5,800 square feet lower-level and +/- 5,200 square feet upper-level. The east barn is +/- 5,800 sq ft lower-level, 5,500 sq ft upper-level plus a +/- 600 sq ft milk house. A project to structurally shore these barns and make water-tight was completed in 2018. Care was taken to preserve the historic façade. After renovations, dehumidification controls were added to the spaces, however, fit out for occupancy was not completed. Water / Sewer infrastructure to the buildings has been completed, and an electric infrastructure project is currently underway. Improvements to the floor slab, internal lighting, plumbing, HVAC and other amenities for building fit-out are required after a use is identified.
- Horse Barn (Building #5): This +/- 5,950 gross square feet building is located closest to the new Farmstead District housing development and is not inhabitable currently. A number of structural deficiencies make any rehabilitation effort extremely challenging. All framing is undersized and not properly connected per current code requirements. Some existing materials (siding, wood, etc.) may be salvaged and used in reconstruction, however, due to its condition a major overhaul to include modern construction methods and materials is required to create useable space in this building.
- Also located at the King Farm Farmstead is an active community garden and picnic pavilion used for rental groups. The community garden is managed by volunteers who live in the King Farm neighborhood. The picnic pavilion is the site of the prior hay-drying shed and includes interpretive signage that highlights its historic elements.

A summary of two most recent reports on the property is provided below.

2017 King Farm Farmstead Task Force Recommendations and Report

https://www.rockvillemd.gov/DocumentCenter/View/19897/King-Farm-Farmstead-Task-Force-Final-Report_Brief-053117 provides the Task Force's vision for the property and detailed descriptions of the following Task Force recommendations:

- Retain the existing Farmstead House and utilize it as the welcome and operations center for the Farmstead.
- Renovate the existing Dairy Barns and establish them as the center of proposed activity for the farmstead with an indoor marketplace, culinary kitchen, and venue for larger events.
- Convert the Horse Barn into a 150-200 seat facility for theater production and musical events (with ancillary usage as community assembly space).
- Restore the exteriors of the smaller outbuildings to their 1920s/1930s appearance as farm buildings, at a minimum.
- Convert the silo nearest to Ridgemont Avenue into an astronomical observatory for use by the public and explore the possibility of entering a partnership with Montgomery College for use of the facility. Integrate the silo nearest to the Main Residence into the usage of the adjacent Dairy Barn.
- Prior to any further disturbance of grounds, contract with an archaeological firm to conduct an inventory investigation of the Farmstead.
- Provide appropriate explanatory signage outside each existing Farmstead structure and identified archaeological resource.

2022 King Farm Farmstead Real Estate and Market Analysis by Partners for Economic Success (PES)

<https://www.rockvillemd.gov/AgendaCenter/ViewFile/Agenda/07182022-6647#page=518>

studied the potentials for commercial and other building reuse that could help to maintain the historic structures while preserving the neighborhood park activities and providing benefits for area residents. Key findings include:

- To preserve historic resources, the best path forward is one of continual occupancy, which often prevents deterioration and damage attributable to unnoticed building decline such as roof leaks, other weather impacts, intrusions, and vandalism.
- The reuse alternatives can be distinguished between revenue-generating and non-revenue generating activities and concepts are described within the report as well as strengths and drawbacks for alternatives.
- PES worked to identify potential uses that best meet the Task Force's vision subject to the constraints imposed by transportation conditions and parking requirements. The list was then narrowed based on an evaluation of local market support.

Mayor and Council History

The King Farm Farmstead has been discussed by the Mayor and Council on multiple occasions and Capital Improvement Projects at the King Farm Farmstead are discussed annually as part of the budget process.

A project launch work session was presented to the Mayor and Council on October 24, 2024 to discuss and receive direction on priorities for King Farm Farmstead Adaptive Reuse. The work session provided an overview of the park's planning history, property milestones, site conditions and considerations, the adaptive re-use planning process, and proposed community engagement.

Previously, the Mayor and Council received a report by the King Farm Farmstead Task Force on June 12, 2017, and received a presentation regarding the King Farm Farmstead Real Estate Market Analysis Report on July 18, 2022.

Public Notification and Engagement

Significant community engagement has been included during this planning process to include an Engage Rockville project website, social media, Rockville Reports Articles, in-person and virtual community sessions, online surveys, fliers and posters at city buildings, and monthly email updates. Additionally, several attempts were made to contact the King Farm Assembly to notify them about the King Farm Farmstead adaptive reuse planning process and to invite them to participate.

Boards and Commissions Review

Updates on the project have been shared monthly with the Recreation and Park Advisory Board and members have been active participants in community engagement sessions. Project information and invitations to participate in the planning process were also shared with all Boards, Commissions, and Task Force Chairs and City Liaisons.

Fiscal Impact

The fiscal impact will depend on Mayor and Council direction and approval of the project's master plan in October 2025. The Finance Department will assist in the development of a phased approach for incorporating approved master plan elements into the City's Capital Improvement Program and operating budget.

Next Steps

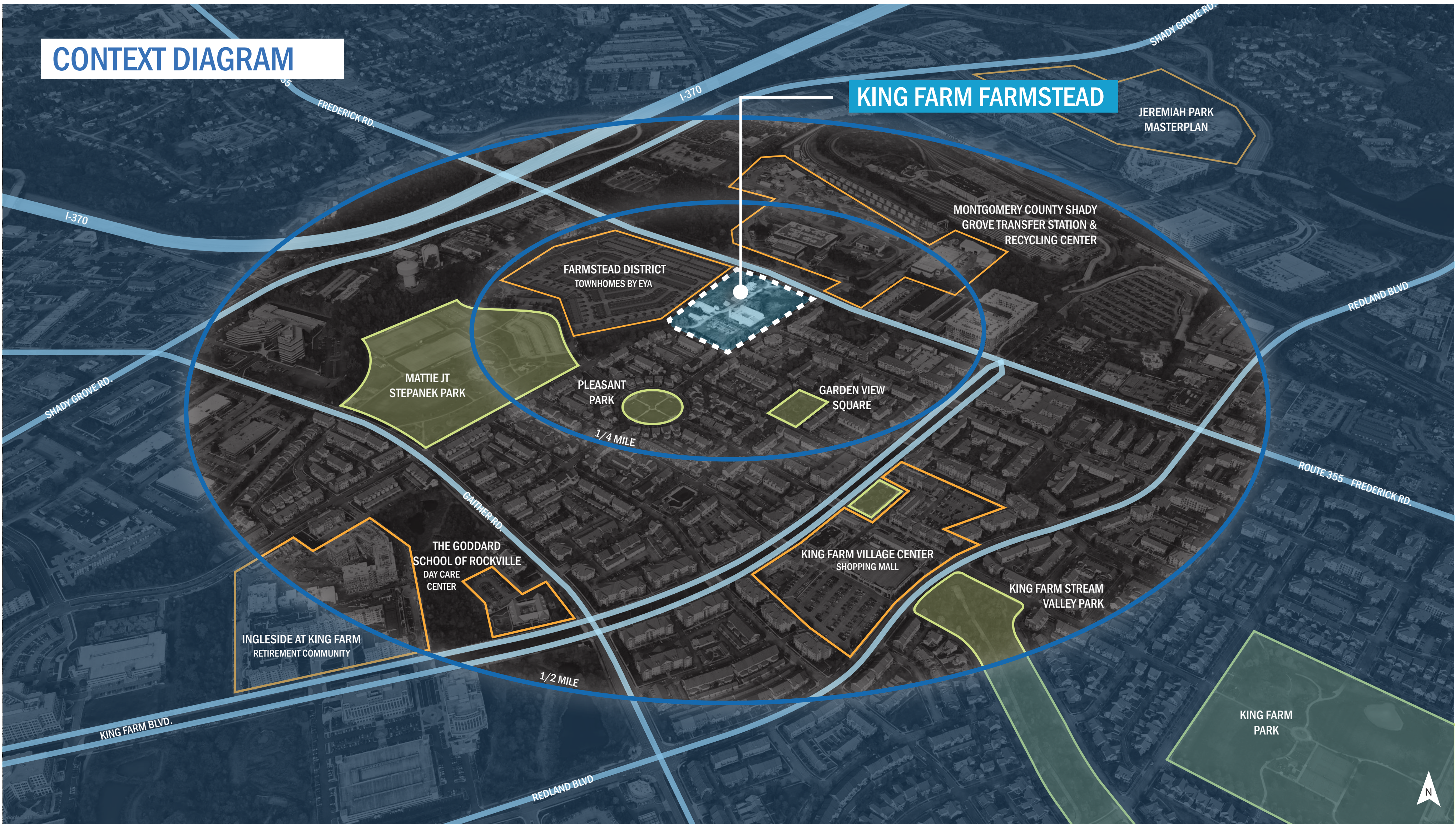
Based on direction received from the Mayor and Council during this work session, staff and the consultant will move the selected program and building use option to economic analysis. A follow-up work session will be presented in September 2025 to review the draft Master Plan. Recommendations from Mayor and Council will be incorporated and request for Mayor and Council approval of the King Farm Farmstead Park Master Plan is planned for October 2025.

Attachments

King Farm Farmstead Programs and Building Concepts, King Farm Farmstead Work Session_
PowerPoint Presentation



<https://engagerockville.com/>



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SITE CONTEXT AND EXISTING CONDITIONS

COMMUNITY VISIONING OPEN HOUSE | SPRING 2025
KING FARM FARMSTEAD PARK | ROCKVILLE, MD

Design Collective





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SITE ANALYSIS & CHARACTER

COMMUNITY VISIONING OPEN HOUSE | SPRING 2025
KING FARM FARMSTEAD PARK | ROCKVILLE, MD

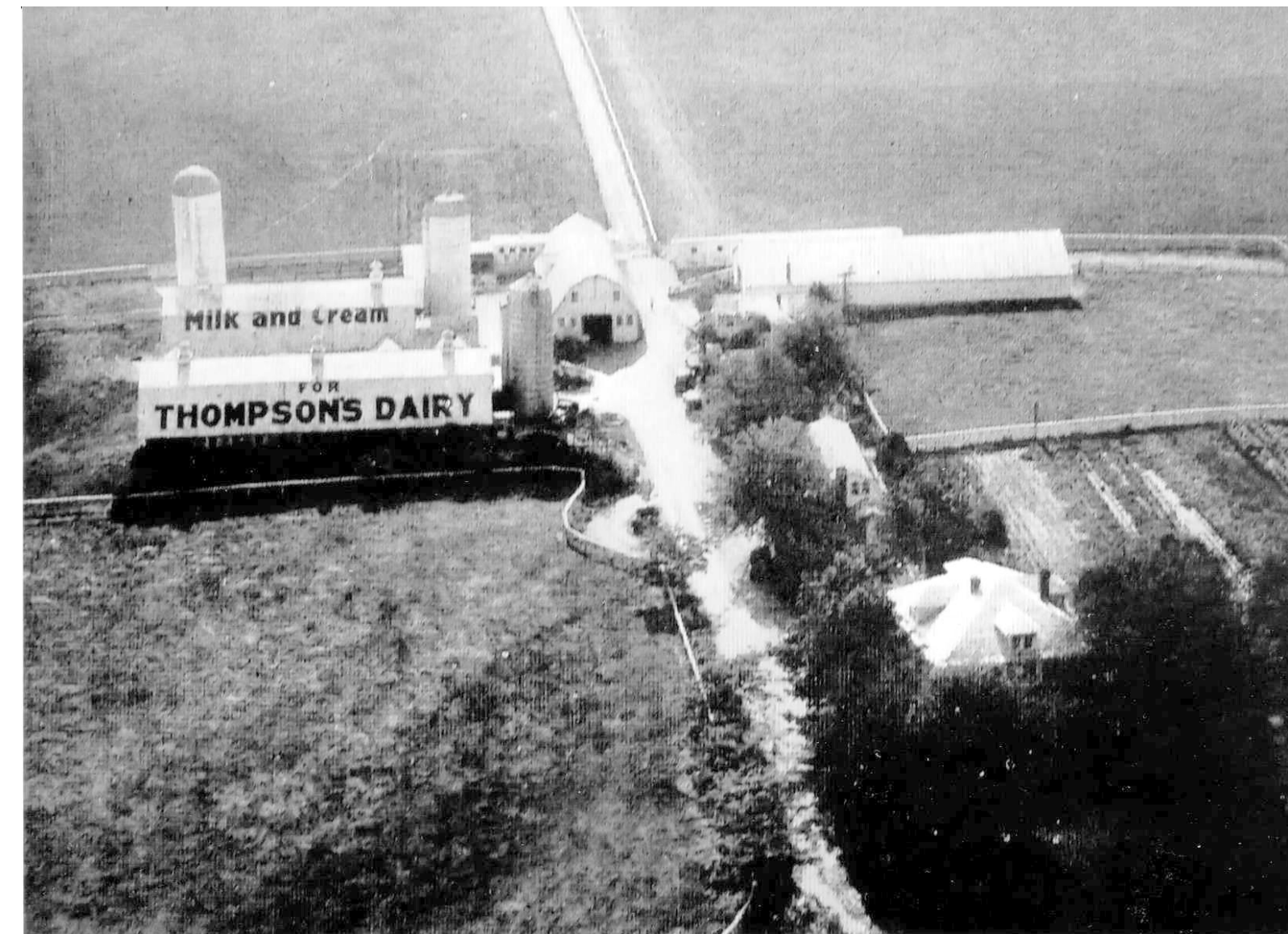
Design Collective



WHAT MAKES KING FARM FARMSTEAD SPECIAL?



Word cloud composed of your open house free responses & survey free responses



ALL WORK © DESIGN COLLECTIVE, INC.

WHAT MAKES KING FARM FARMSTEAD SPECIAL?

FILTERING MEETING | SPRING 2025
KING FARM FARMSTEAD PARK | ROCKVILLE, MD

Design Collective

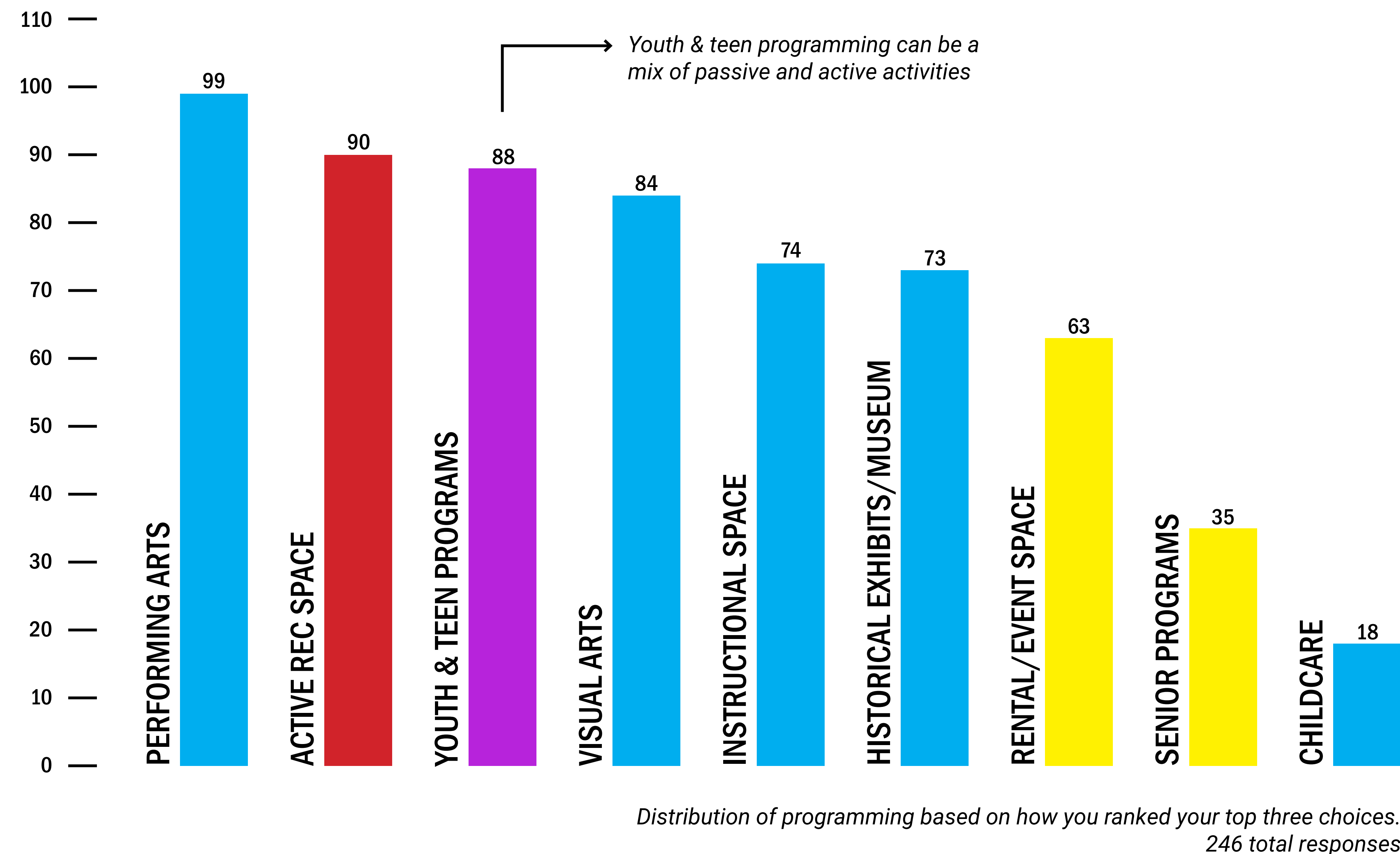


City of
Rockville
Bise Together

246 SURVEY RESPONSES

76% OF PARTICIPANTS ROCKVILLE RESIDENTS

DESIRED PROGRAMMING



YOUR VISION FOR KING FARM FARMSTEAD PARK

Compiled from your free responses.

"...bridge the past and present through hands-on experiences with nature and agriculture."

"...beautiful space to learn about history."

"Rockville has a wide variety of recreational and cultural opportunities... I see King Farm as a location that will augment these activities."

"...events where our diverse population could engage with each other."

"...a multi use space, cultural programming in support of food... grow specific foods, cook them, teach others, celebrations of cultural differences."

ADDITIONAL IDEAS WE HEARD FROM YOU...

Compiled from your free responses.

PASSIVE



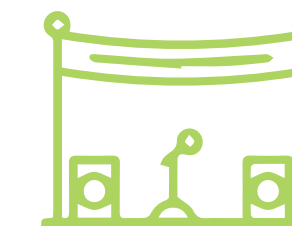
- Pottery studio
- Model railroad
- Petting zoo

ACTIVE



- Bike repair shop
- Lawn games
- Trampoline
- Zipline
- Ballet studio
- Curling

EVENTS



- Open mic
- Local art exhibits
- Cultural festivals
- 4H

ENVIRONMENT



- Stargazing
- Native plantings
- Rain gardens
- Floral exhibits
- Fruit trees
- Birdwatching

5 COMMUNITY VISIONING
OPEN HOUSES

131 PARTICIPANTS

76% OF PARTICIPANTS
ROCKVILLE
RESIDENTS

YOUR VISION FOR KING FARM FARMSTEAD PARK

Compiled from your postcard responses.

*"A beautiful place with educational, entertaining facilities
for the enjoyment of all ages."*

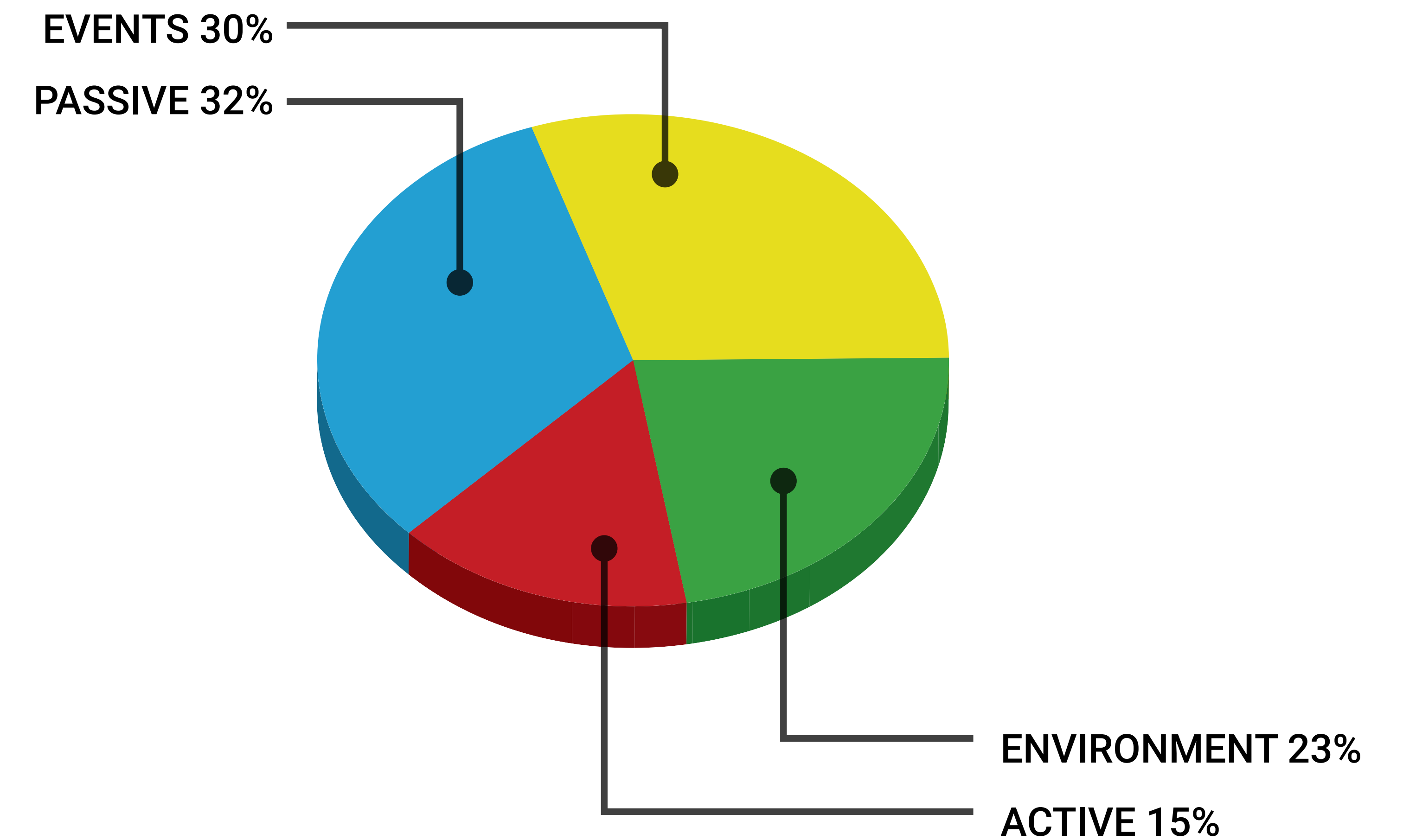
"...in keeping with the good soil and hands-on spirit of the farm"

"Make this a destination for Rockville."

"...maintain its originality while making great use of it."

*"Public space for cultural and arts activities and pursuit...
expand on agricultural heritage."*

YOUR FAVORITE PROGRAM TYPES



Distribution of program type based on how you used your overall favorite sticker.
93 total responses

ADDITIONAL IDEAS WE HEARD FROM YOU...

Compiled from your sticky note responses.

PASSIVE



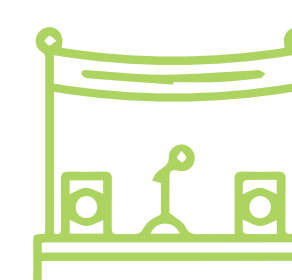
- Model railroad
- Language classes
- Tool rental
- Robotics
- Bed & Breakfast

ACTIVE



- Archery range
- Non-profit community bike shop

EVENTS



- Jazz festivals
- Forums
- Markets in off-season
- Public-Private partnership
- Comedy

- Daytime performances
- Living history events
- Open mic

ENVIRONMENT



- Agricultural research
- Gardening and farming education
- Farm to table
- Seasonal nature exhibits

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VISIONING SESSIONS: FINDINGS

FILTERING MEETING | SPRING 2025
KING FARM FARMSTEAD PARK | ROCKVILLE, MD

Design
Collective



City of
Rockville
Rise Together



FOOD MARKETS



66

MUSIC - PERFORMANCE



50

THEATER - INDOOR



38

ARTISAN MARKETS



26

DANCE



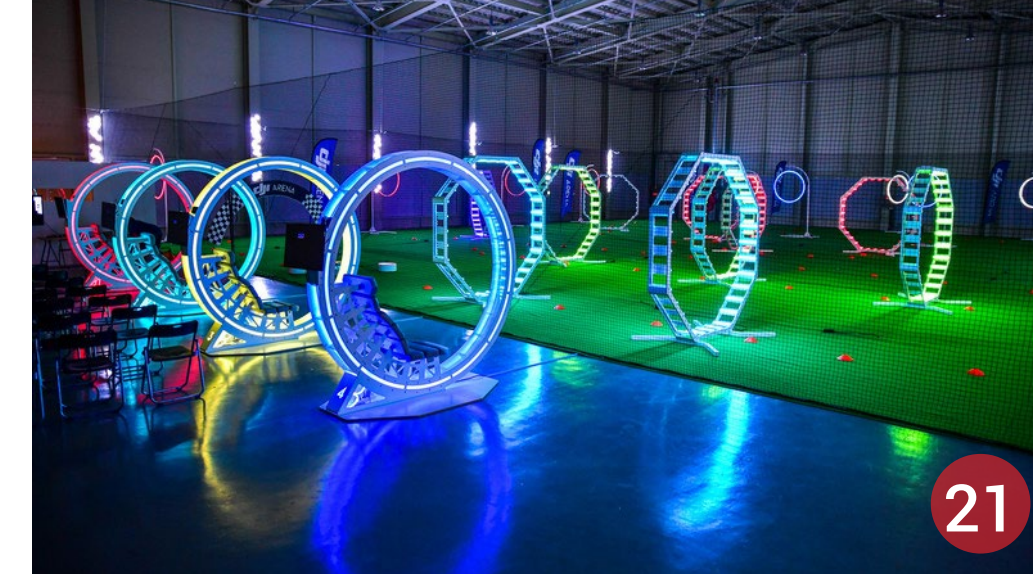
26

COMMUNITY GATHERING



23

TECHNOLOGY



21

FLEX SPACE - GATHERING



17

PRIVATE EVENTS



17

FLEX SPACE - WELLNESS

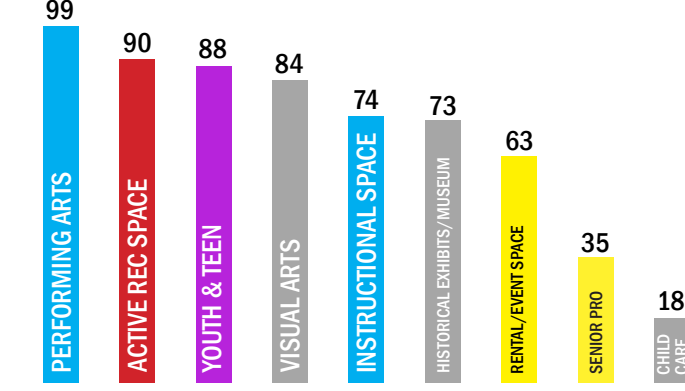


14

MUSIC - PRACTICE



17



MULTIPURPOSE ROOMS

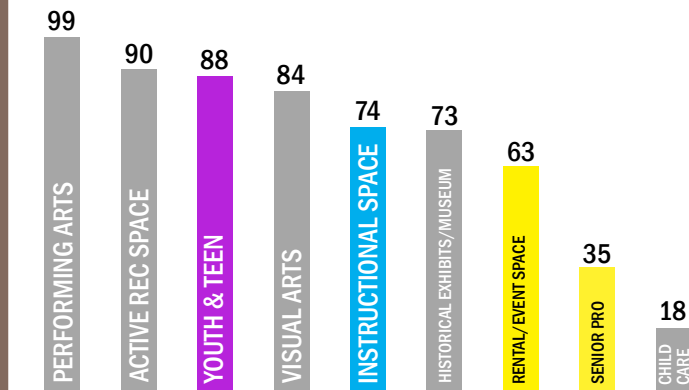
2 X 700 SQ FT
10-15 FT CLEAR HEIGHT

KITCHEN

1,500 SQ FT
10 FT CLEAR HEIGHT

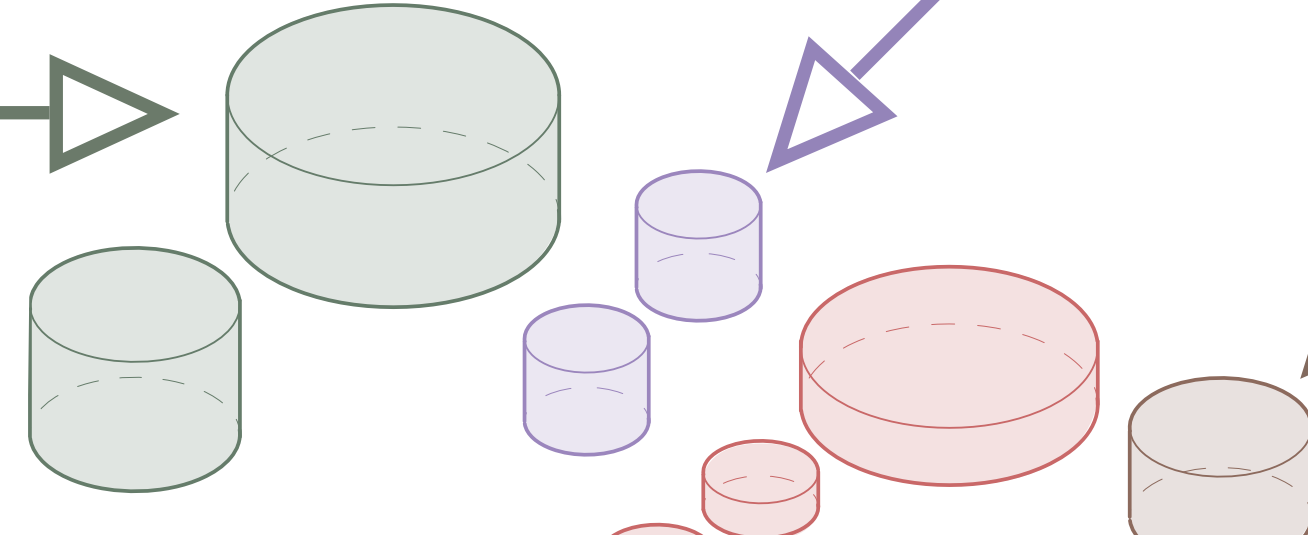


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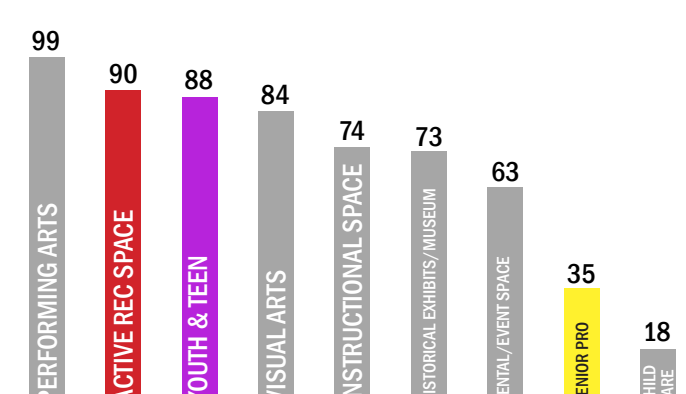
MULTIPURPOSE HALLS

2,000-5,000 SQ FT
+20 FT CLEAR HEIGHT



WELLNESS

2,000-5,000 SQ FT
10-30 FT CLEAR HEIGHT



FITNESS - EQUIPMENT



24

WALL SPORTS



4

FITNESS - STUDIO



14

SPORTS - ADVENTURE



18

BALL SPORTS



10

SPORTS - MARTIAL ARTS



3

ARTS & TECH

4 X 600 SQ FT
10-15 FT CLEAR HEIGHT



19



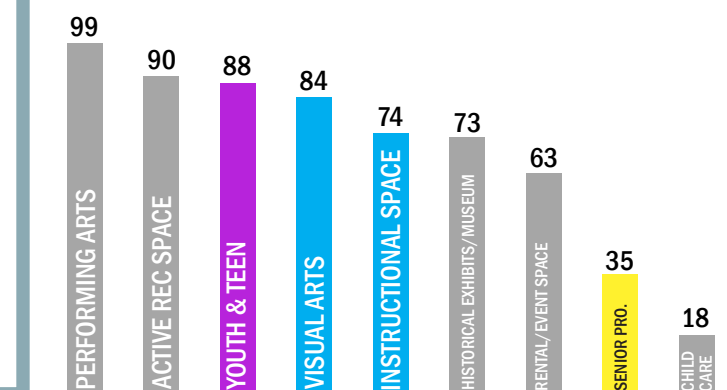
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19

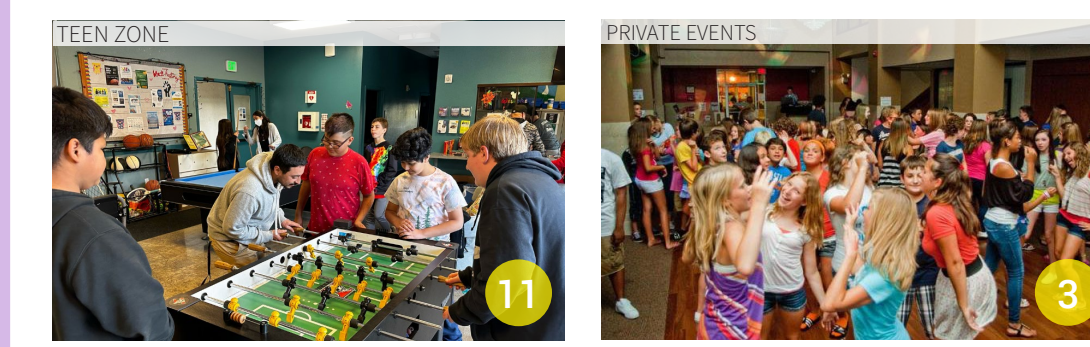
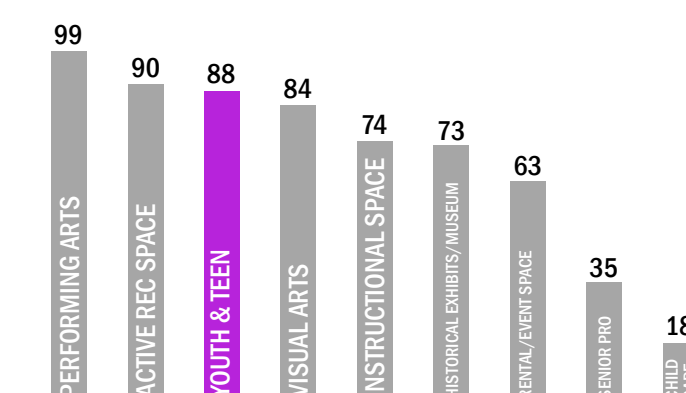


17



YOUTH / TEENCENTER

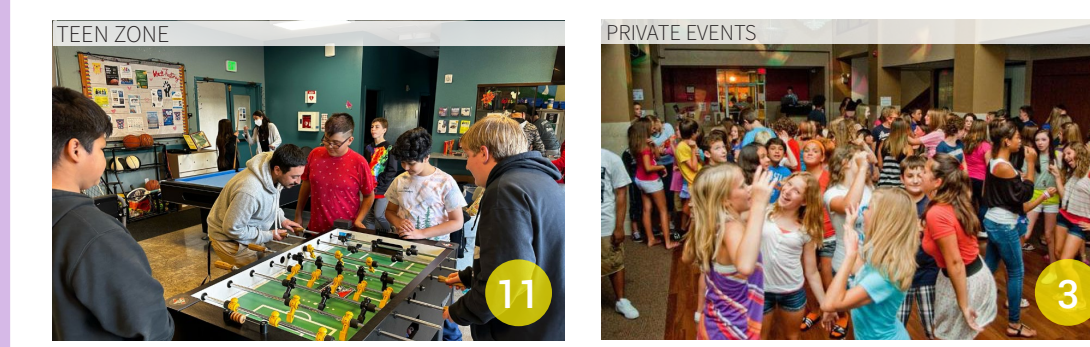
+/-2,000 SQ FT



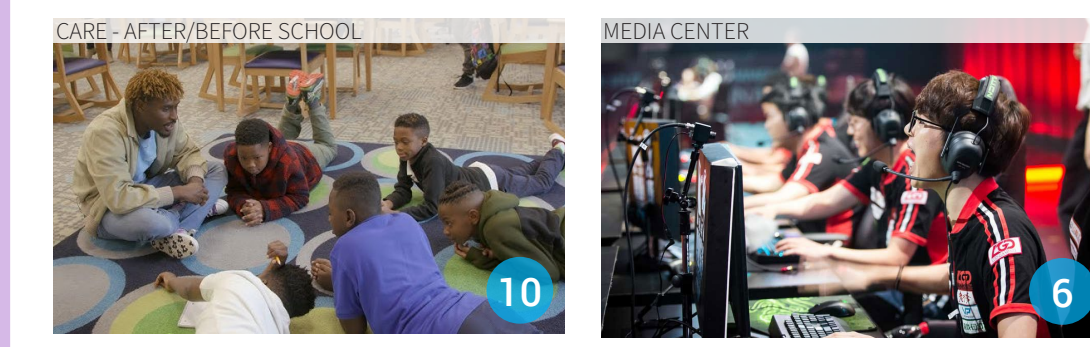
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10



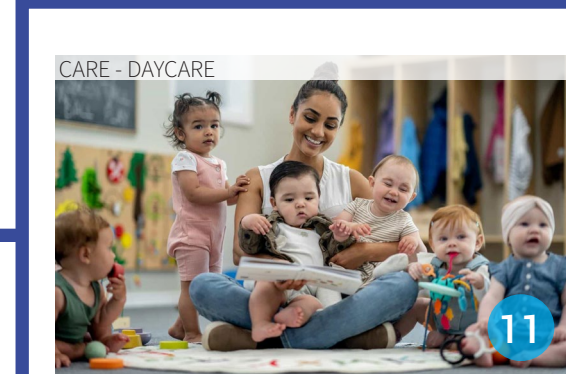
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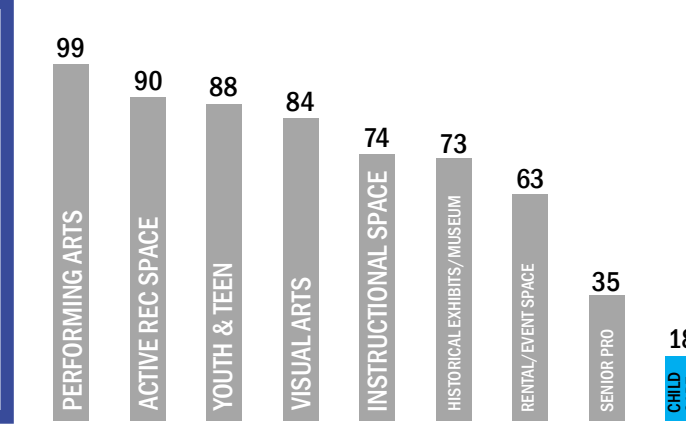
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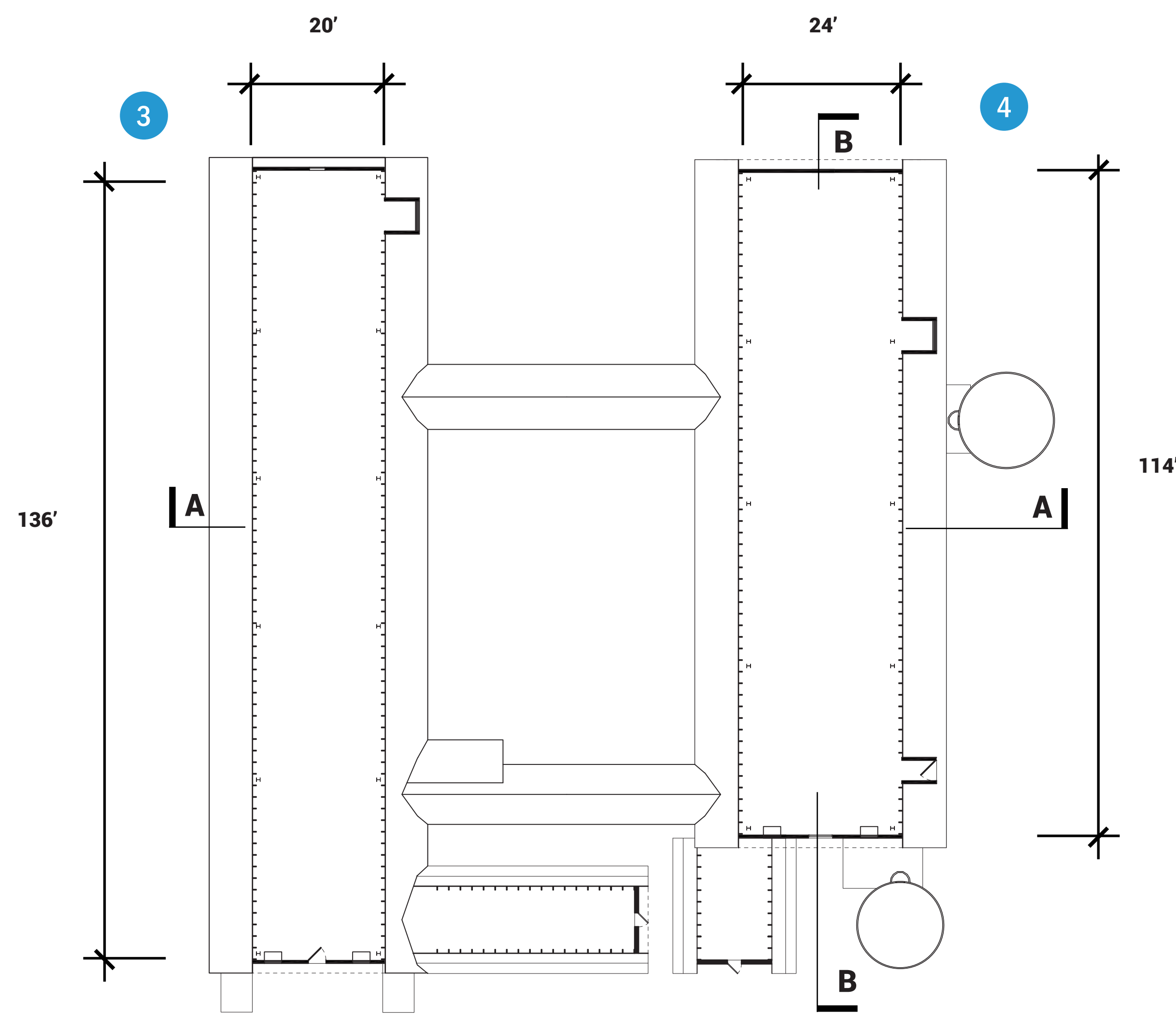
DAYCARE

2,000-4,000 SQ FT



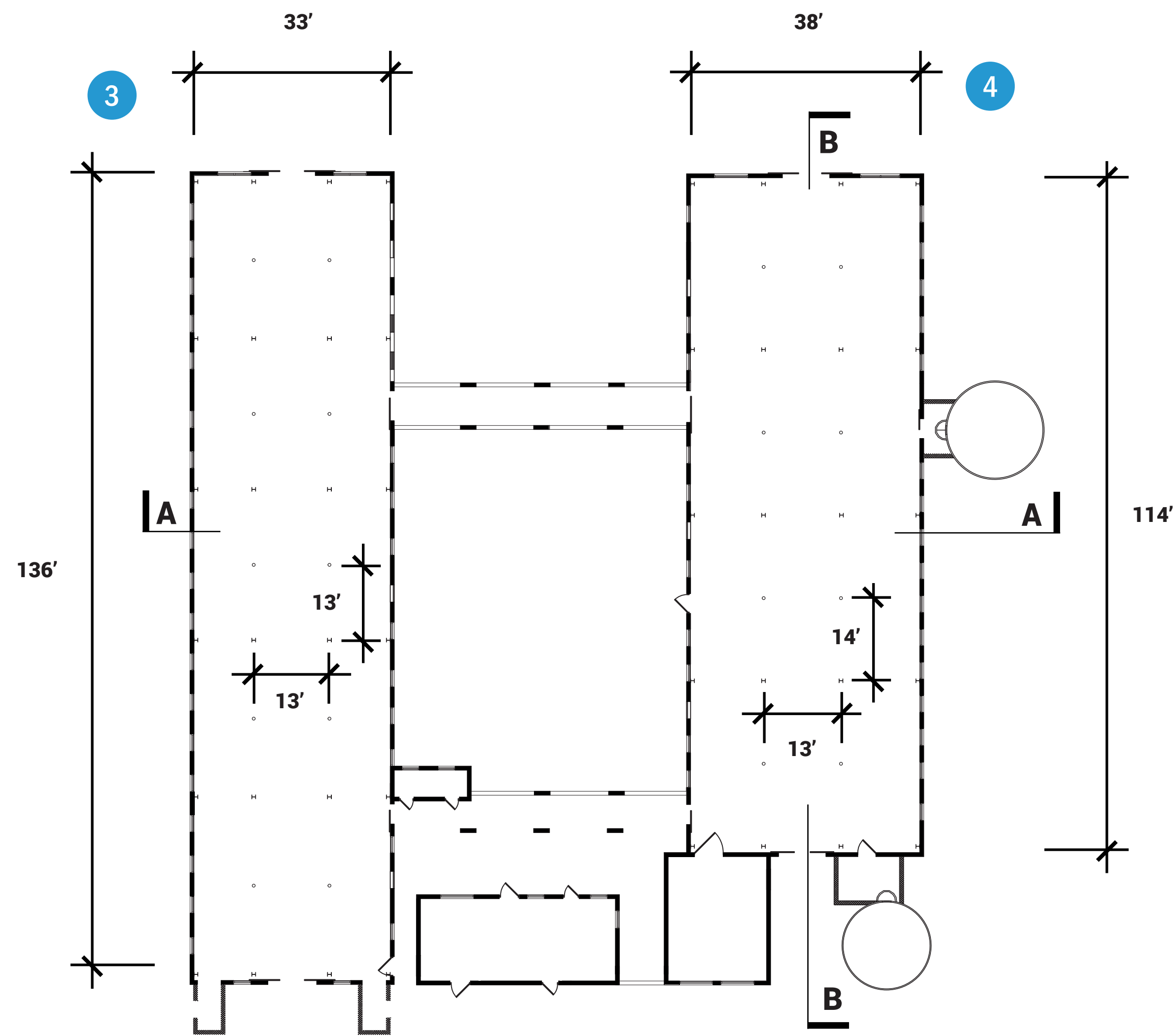
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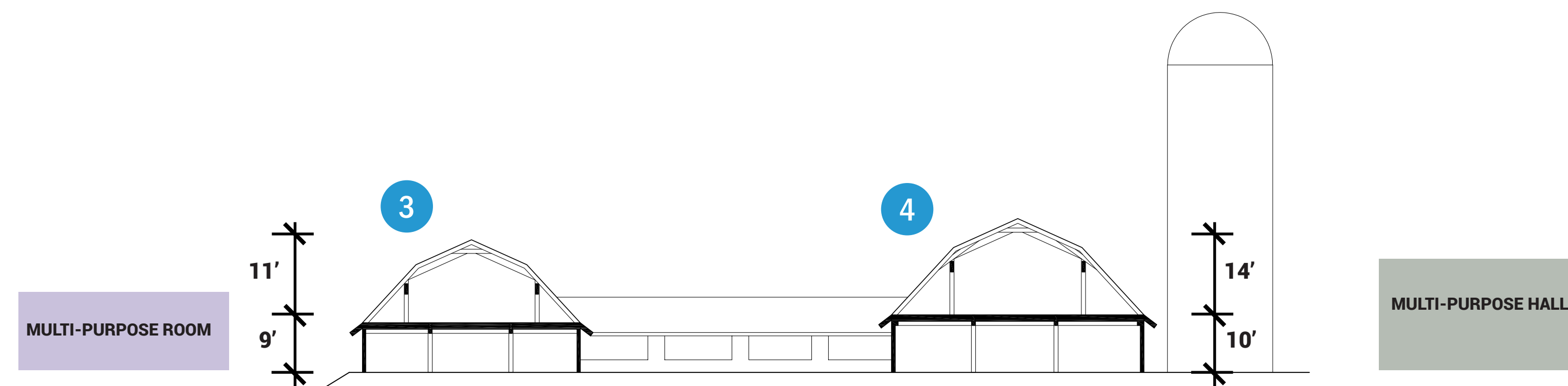
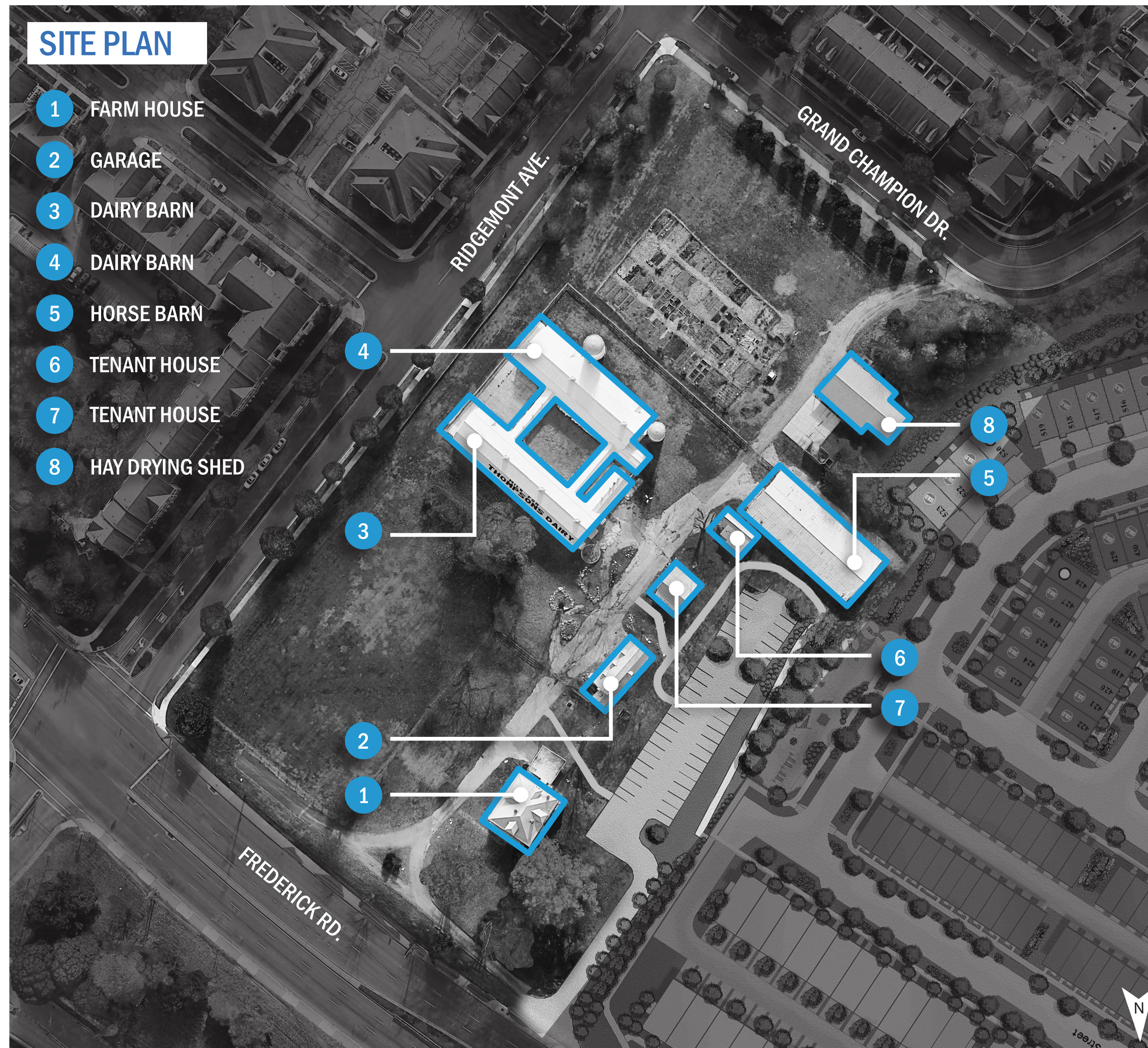


LEVEL 2

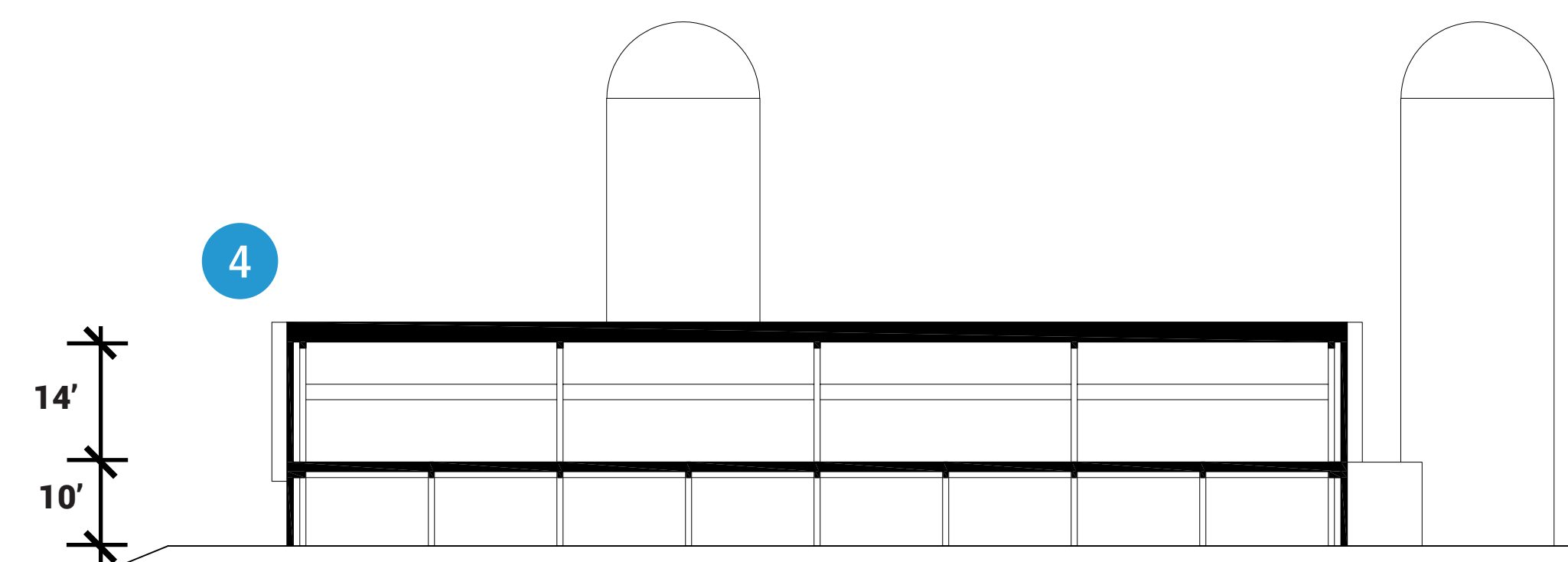
	North	South	Total
Level 1	4,740 sq ft	5,550 sq ft	10,290 sq ft
Level 2	3,990 sq ft	4,010 sq ft	8,000 sq ft
	8,730 sq ft	9,560 sq ft	18,290 sq ft



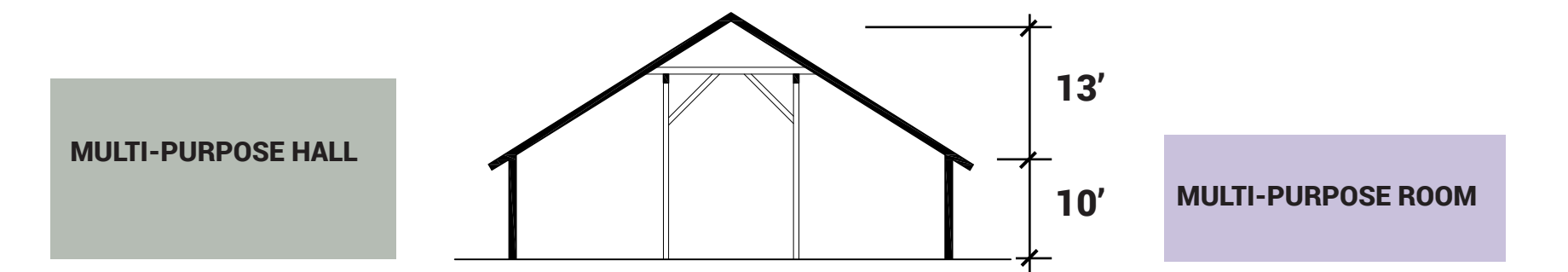
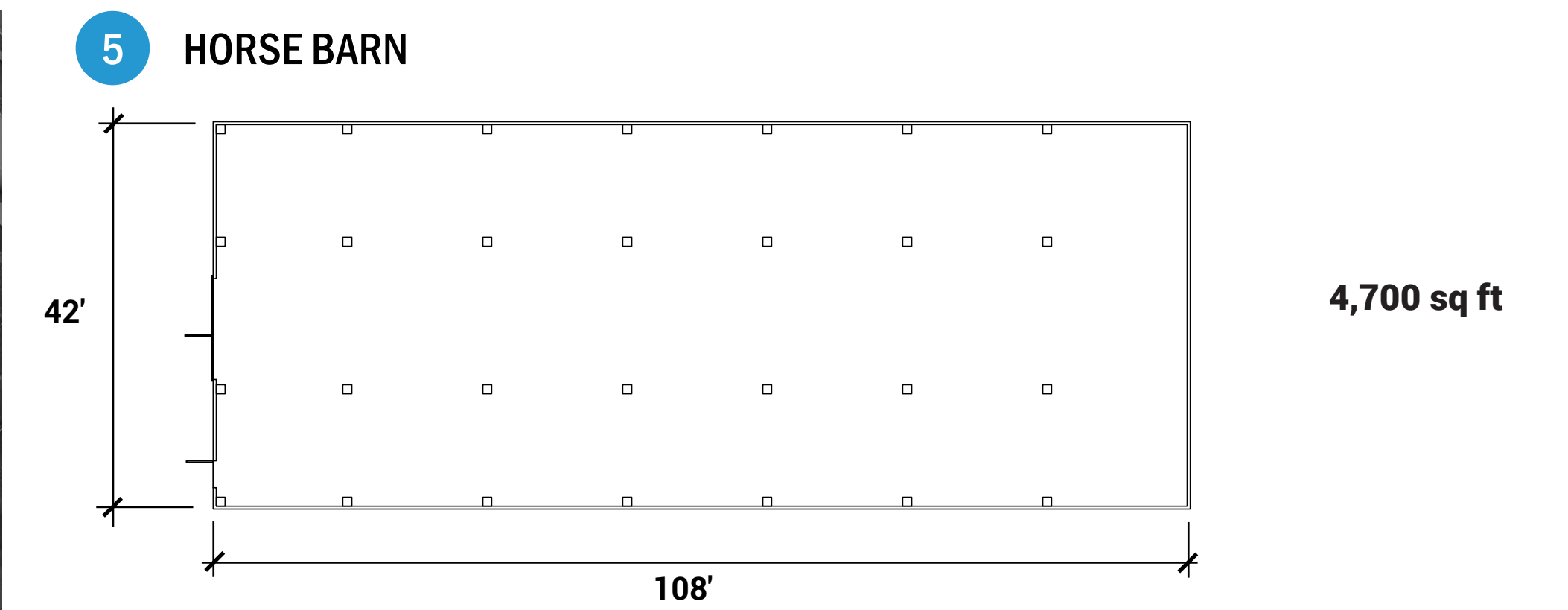
LEVEL 1



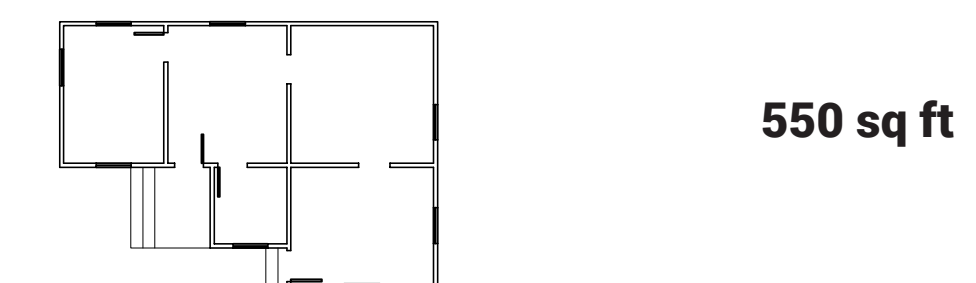
SECTION A



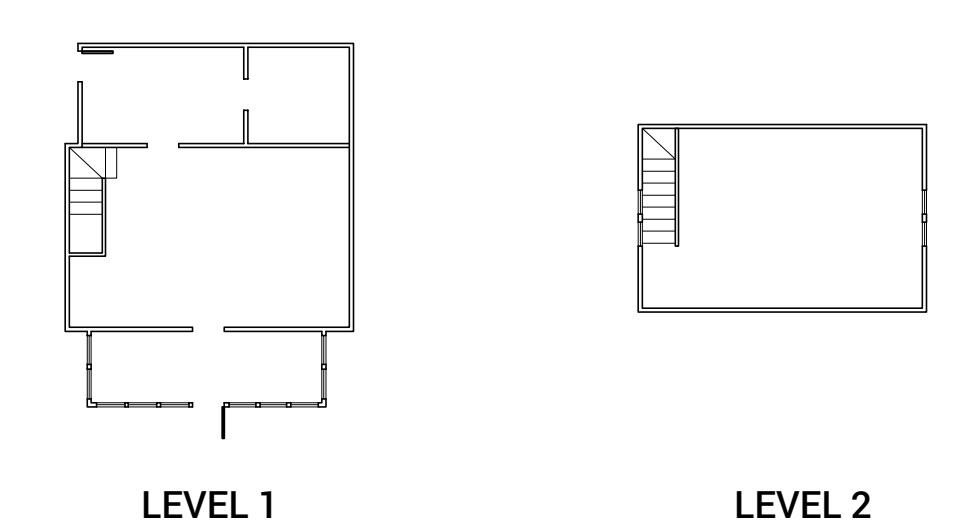
SECTION B



6 TENANT HOUSE

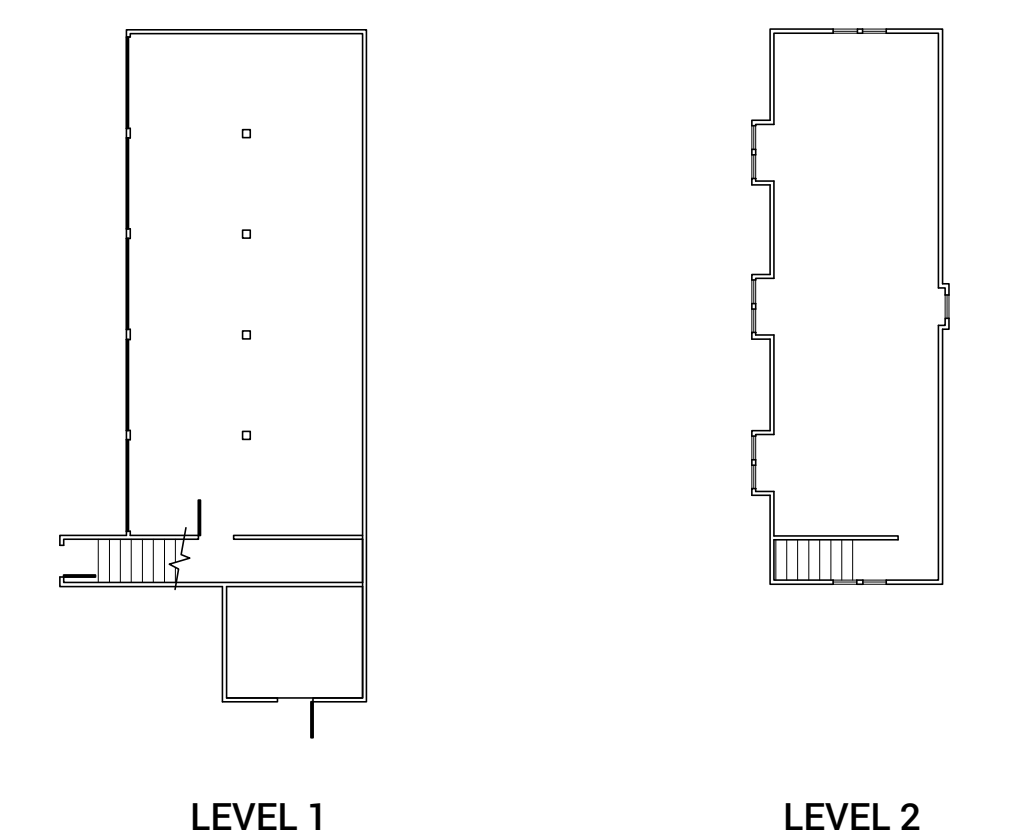


7 TENANT HOUSE



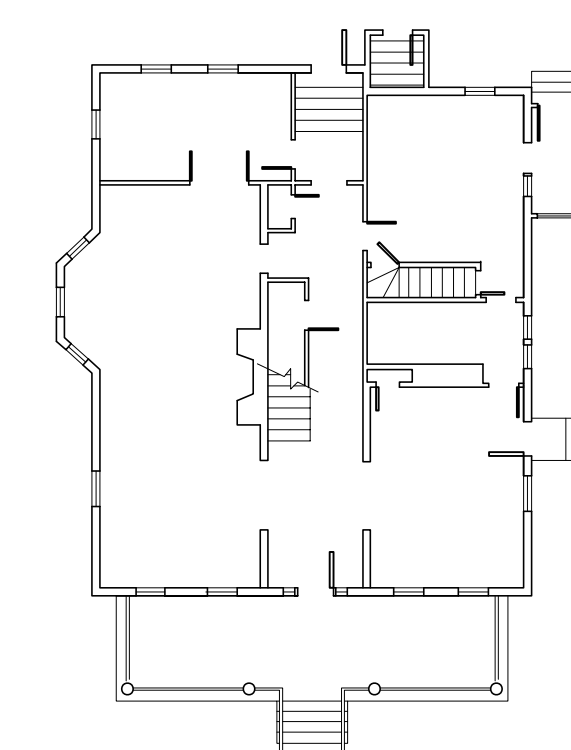
Level 1	690 sq ft
Level 2	375 sq ft
Total area	1,065 sq ft

2 GARAGE



Level 1	1,065 sq ft
Level 2	690 sq ft
Total Area	1,755 sq ft

1 FARM HOUSE

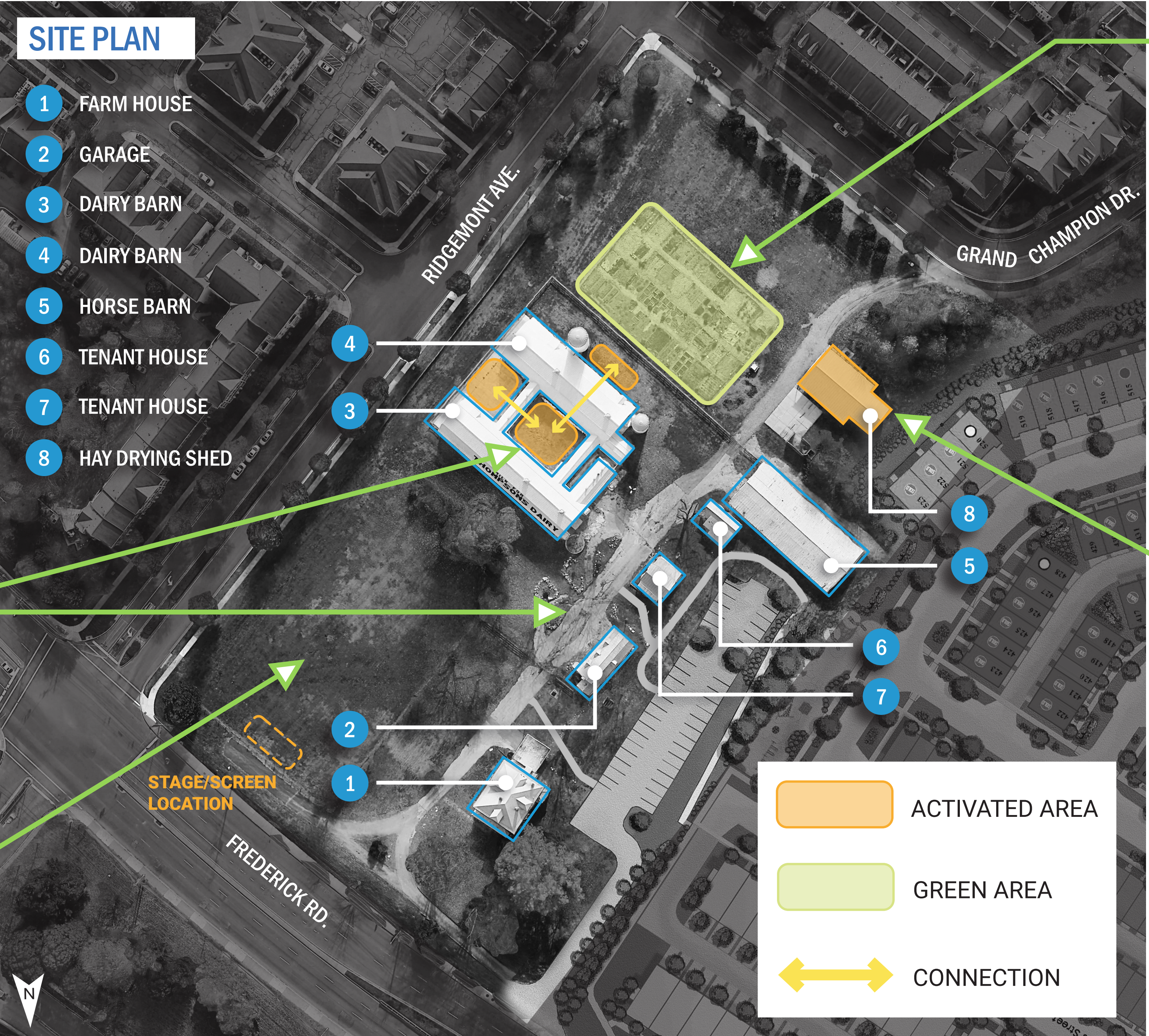


Basement	1,420 sq ft
First Floor	1,695 sq ft
Second Floor	1,600 sq ft
Attic	1,600 sq ft
Total Area	6,315 sq ft

COMMUNITY GARDEN



GATHERING SPACE



EVENT SPACE



FLEX LAWN

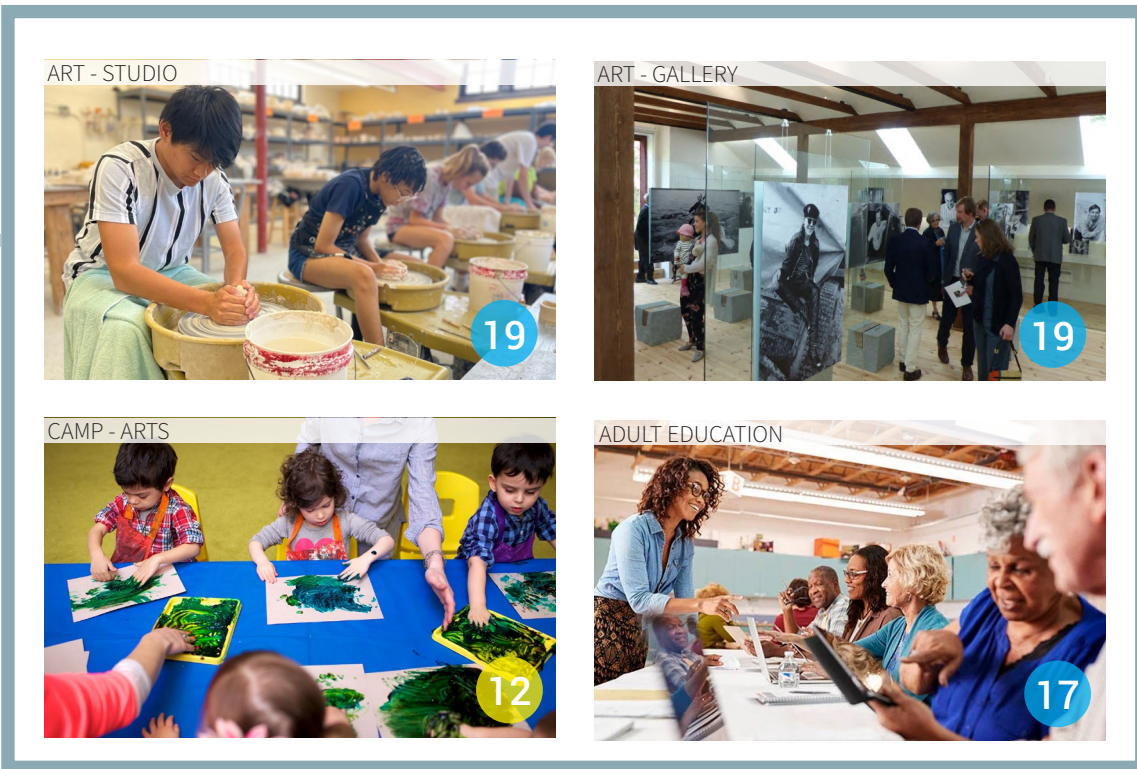


FUTURE CONSIDERATION



DAIRY BARN PROGRAMMING

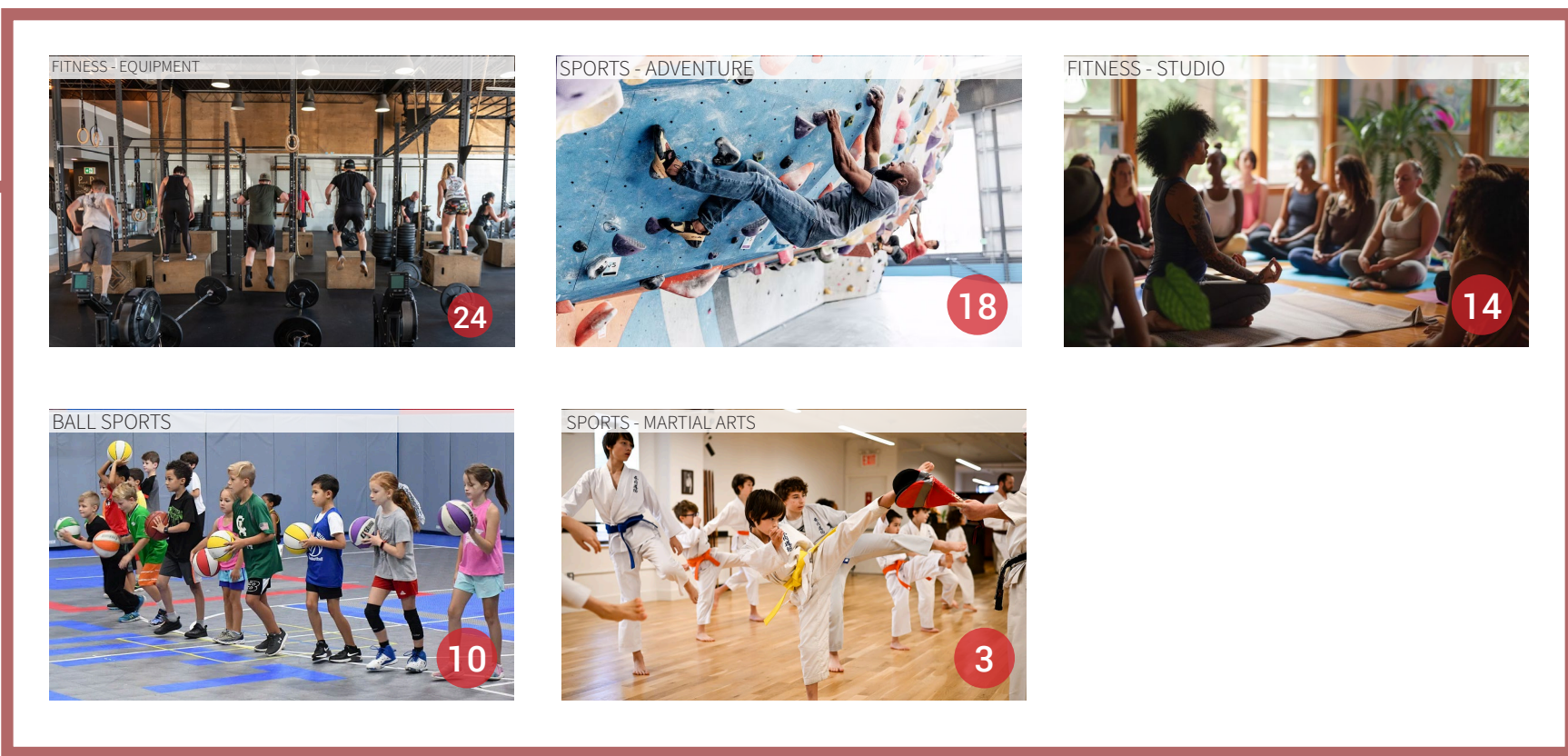
ARTS & TECH



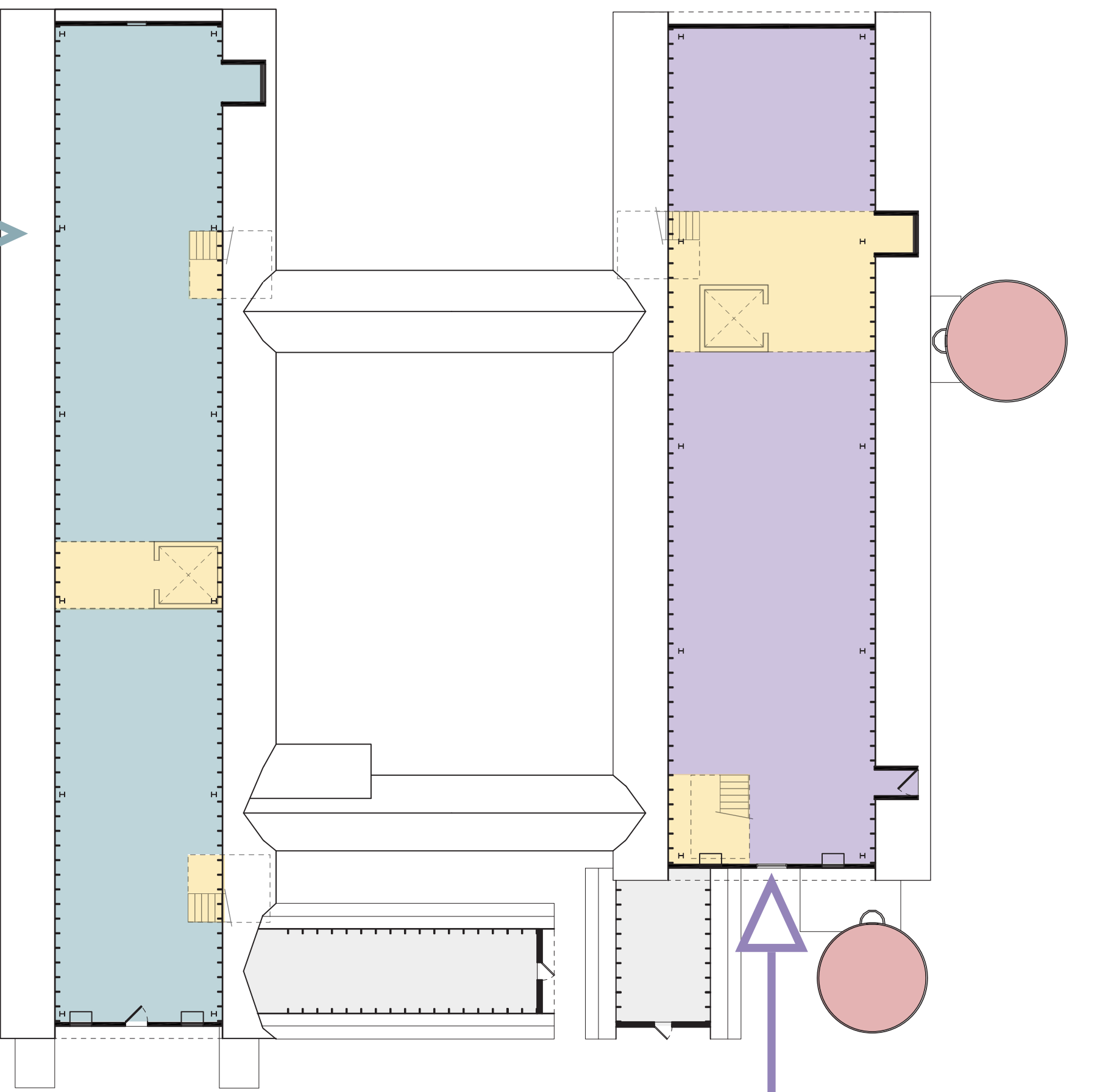
MULTIPURPOSE ROOMS



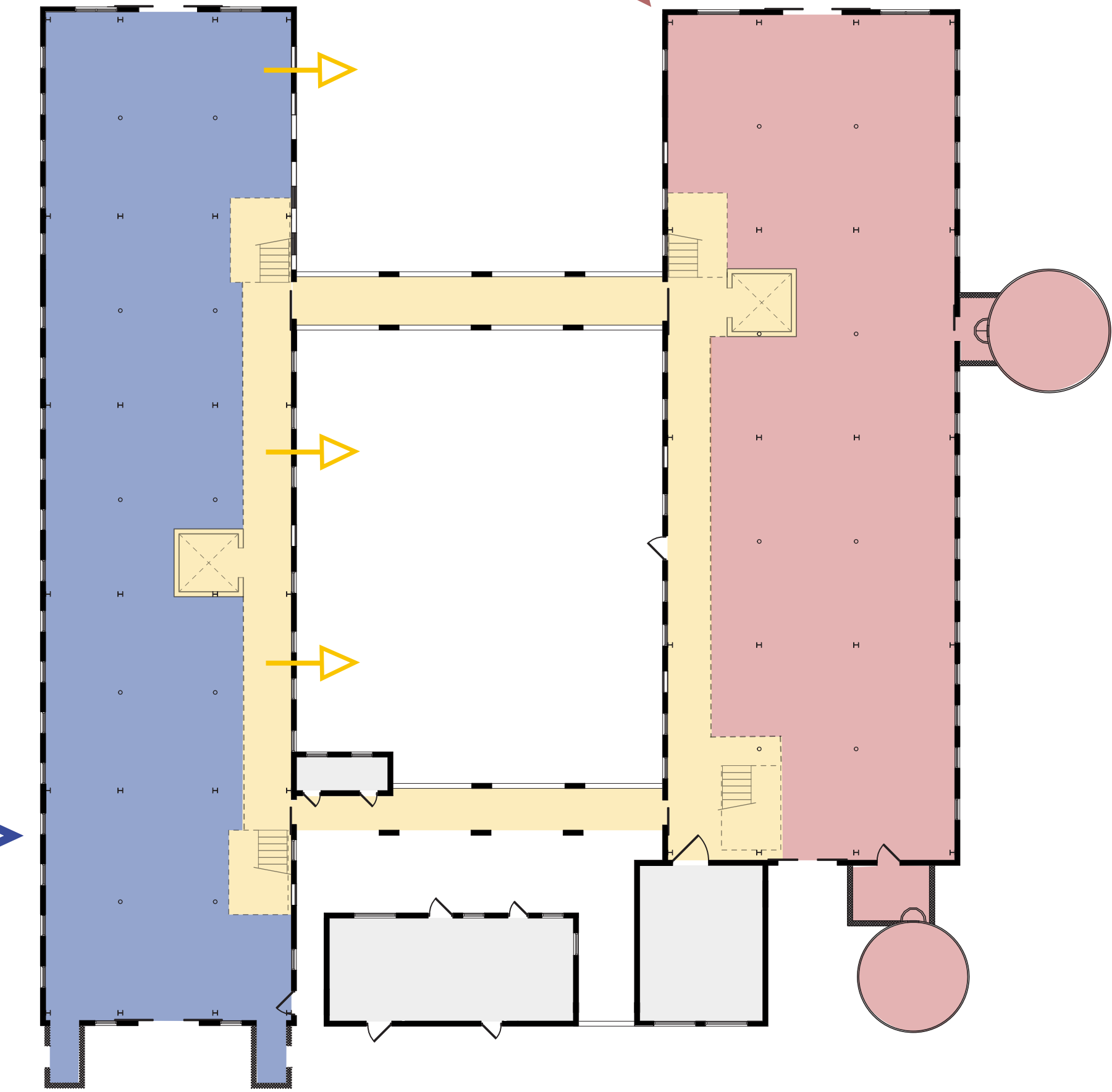
WELLNESS



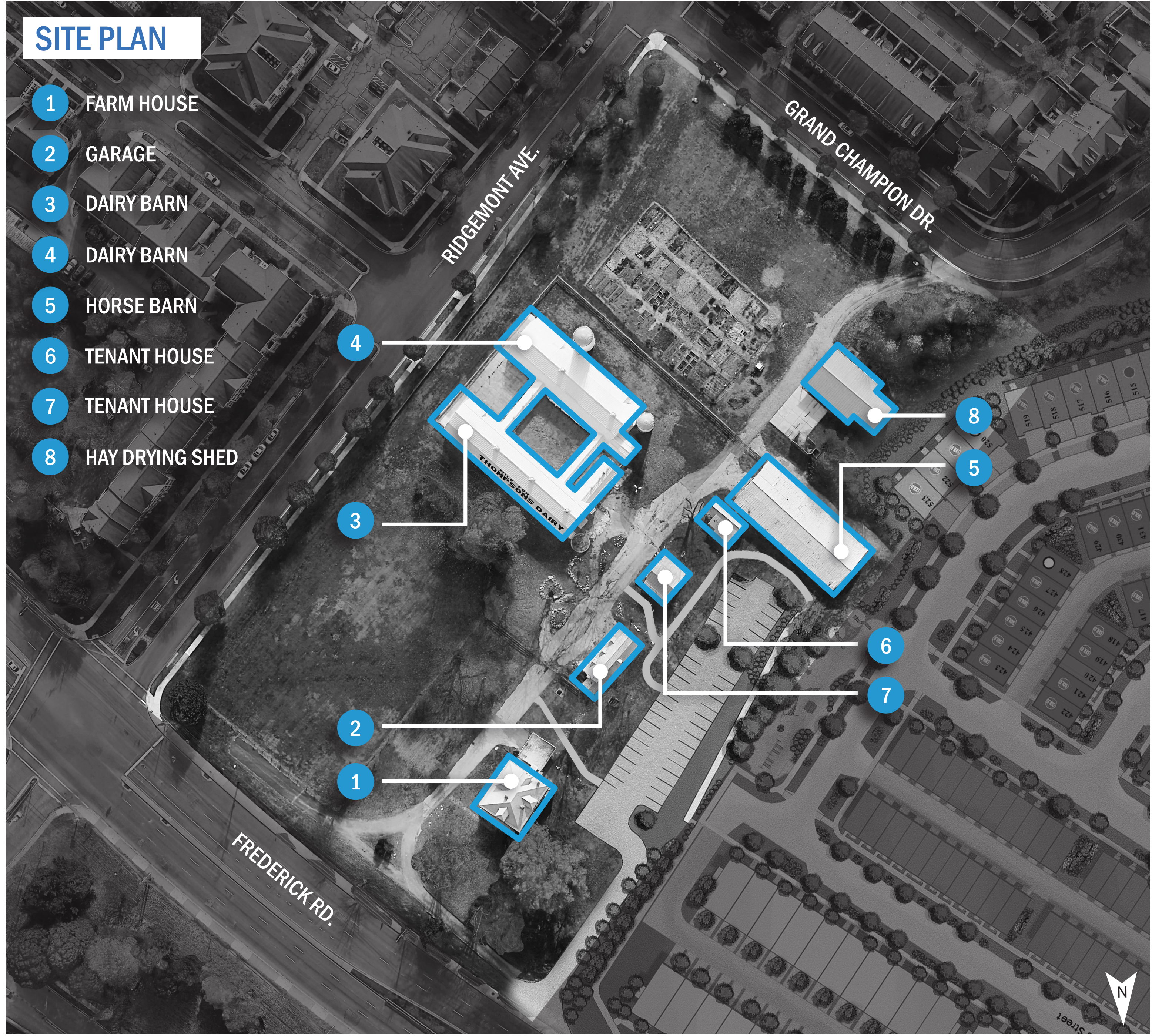
DAYCARE



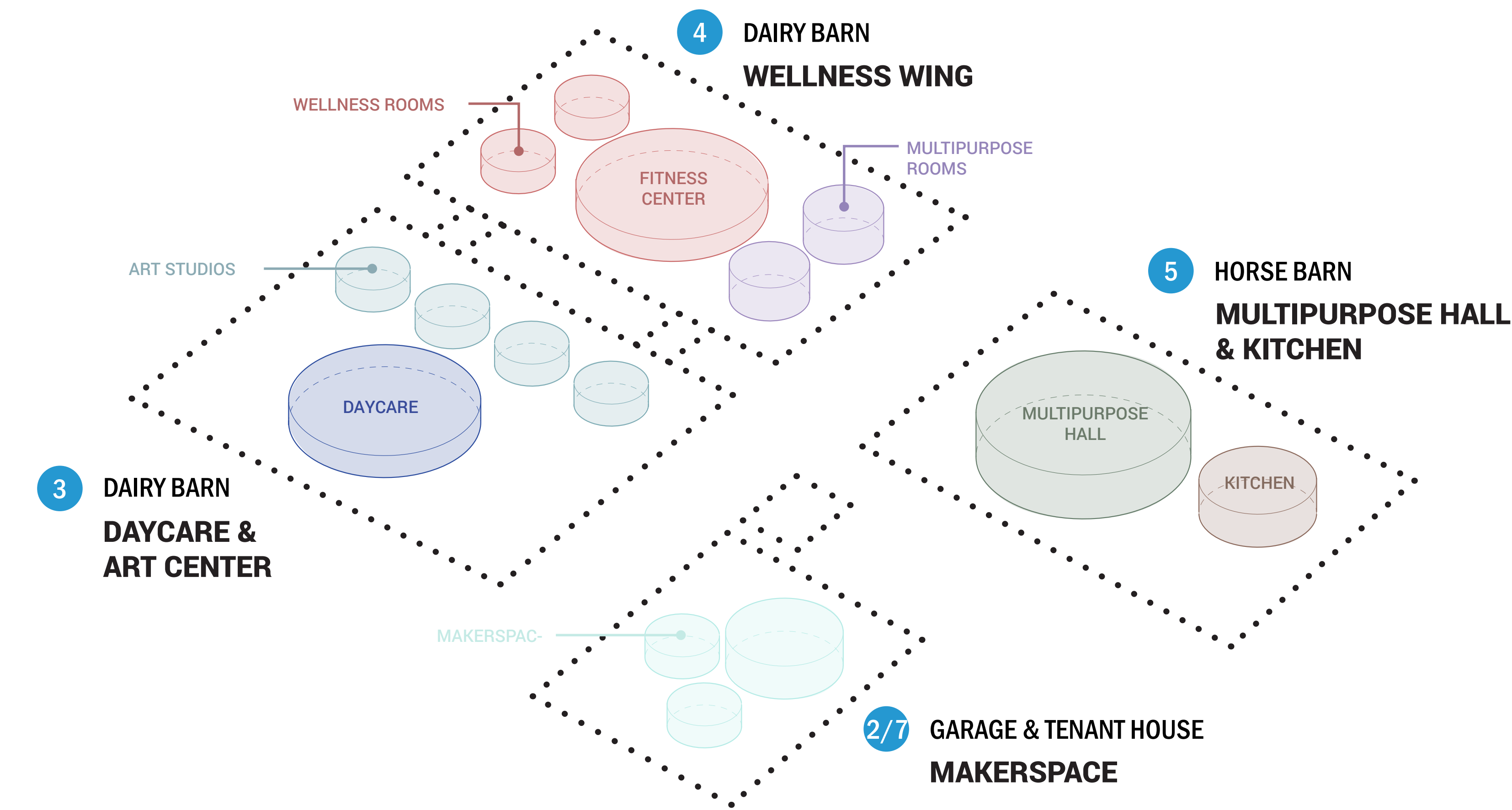
LEVEL 2



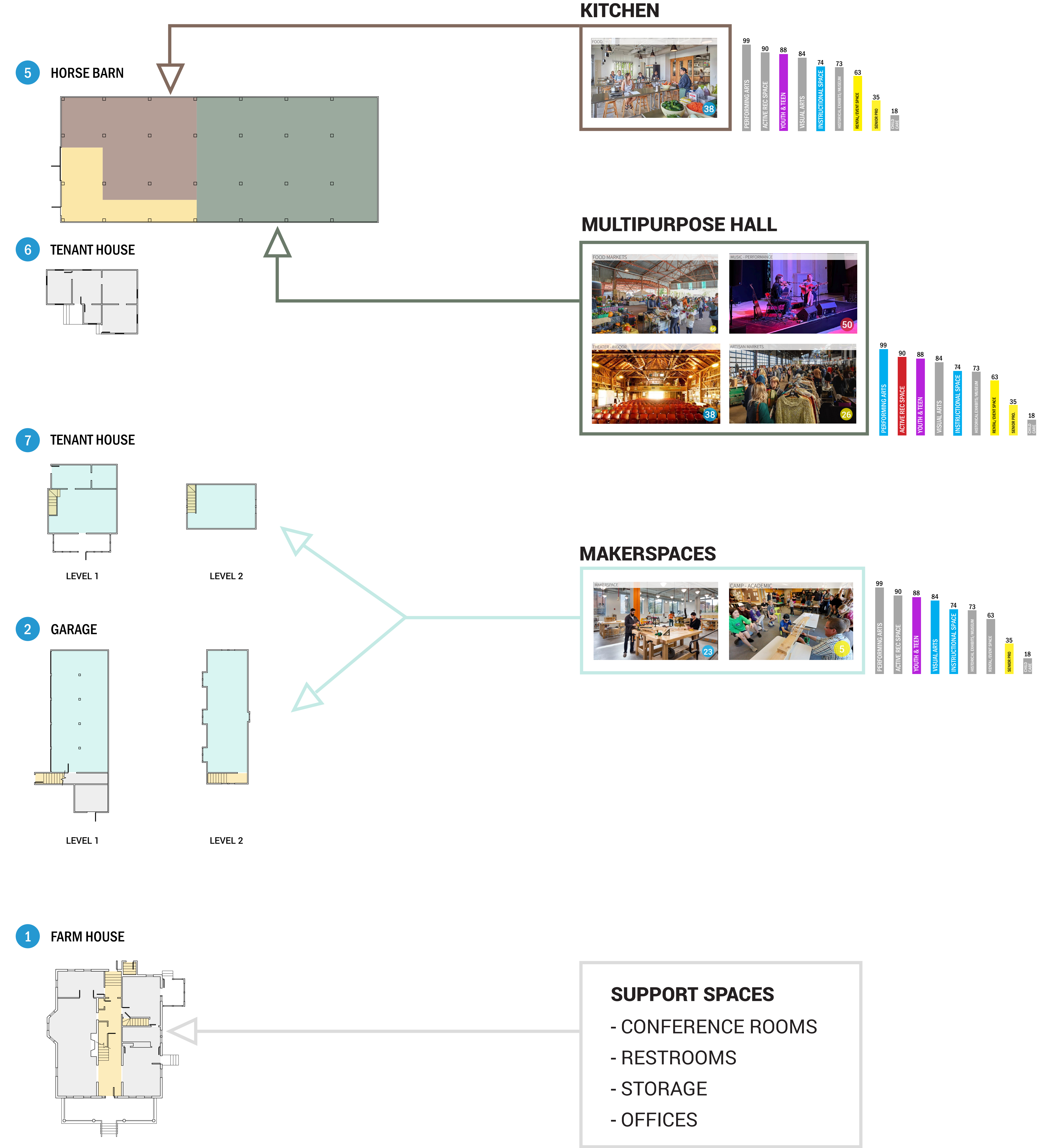
LEVEL 1



SITE PROGRAM DIAGRAM



BUILDING PROGRAMMING



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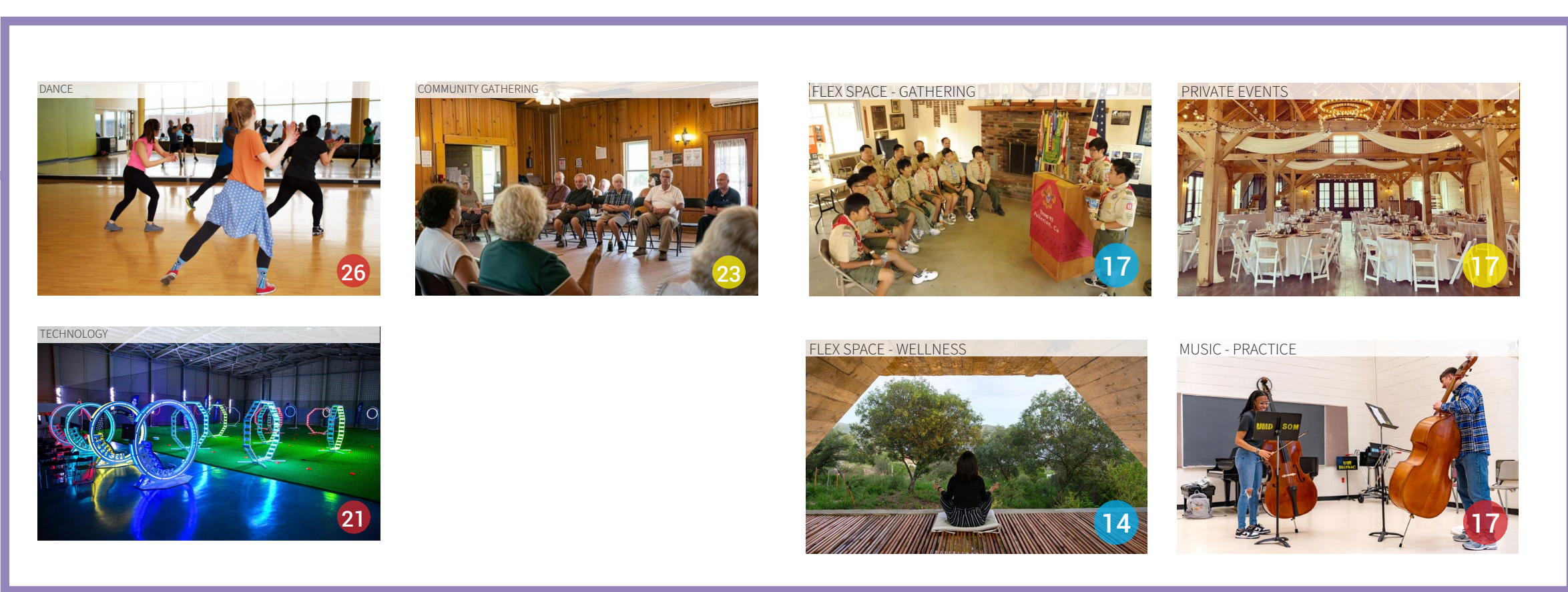
OPTION 1 - MINIMUM INTERVENTION

DAIRY BARN PROGRAMMING

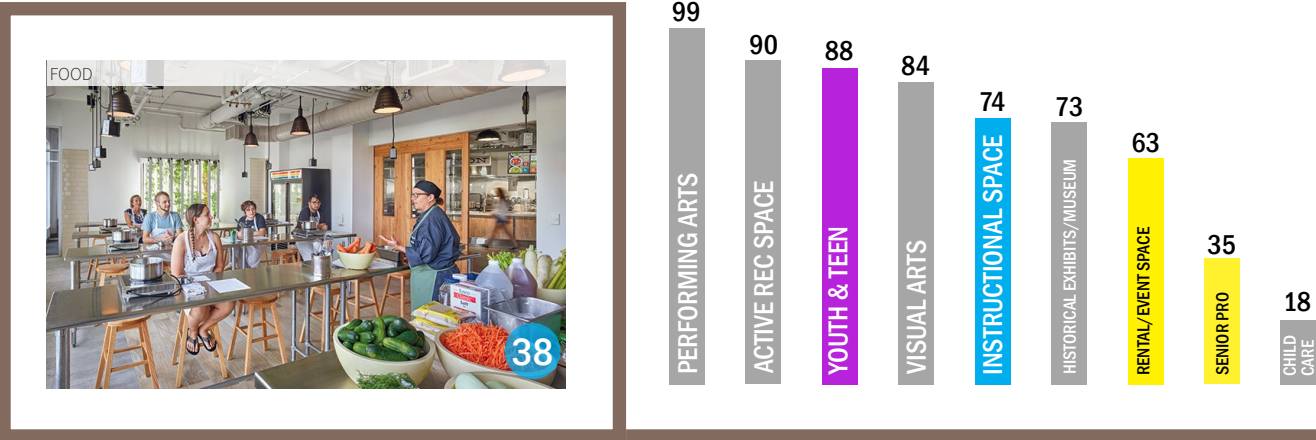
MAKERSPACES



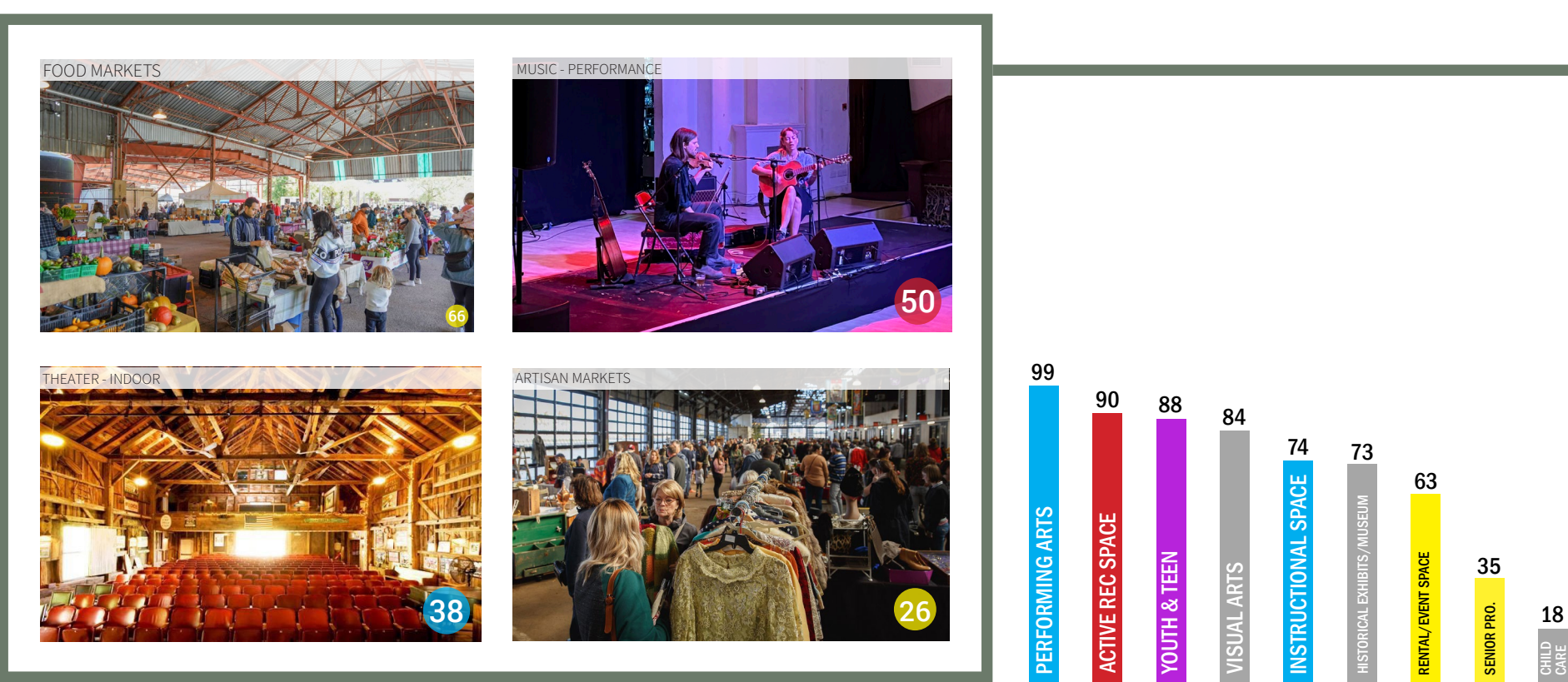
MULTIPURPOSE ROOMS



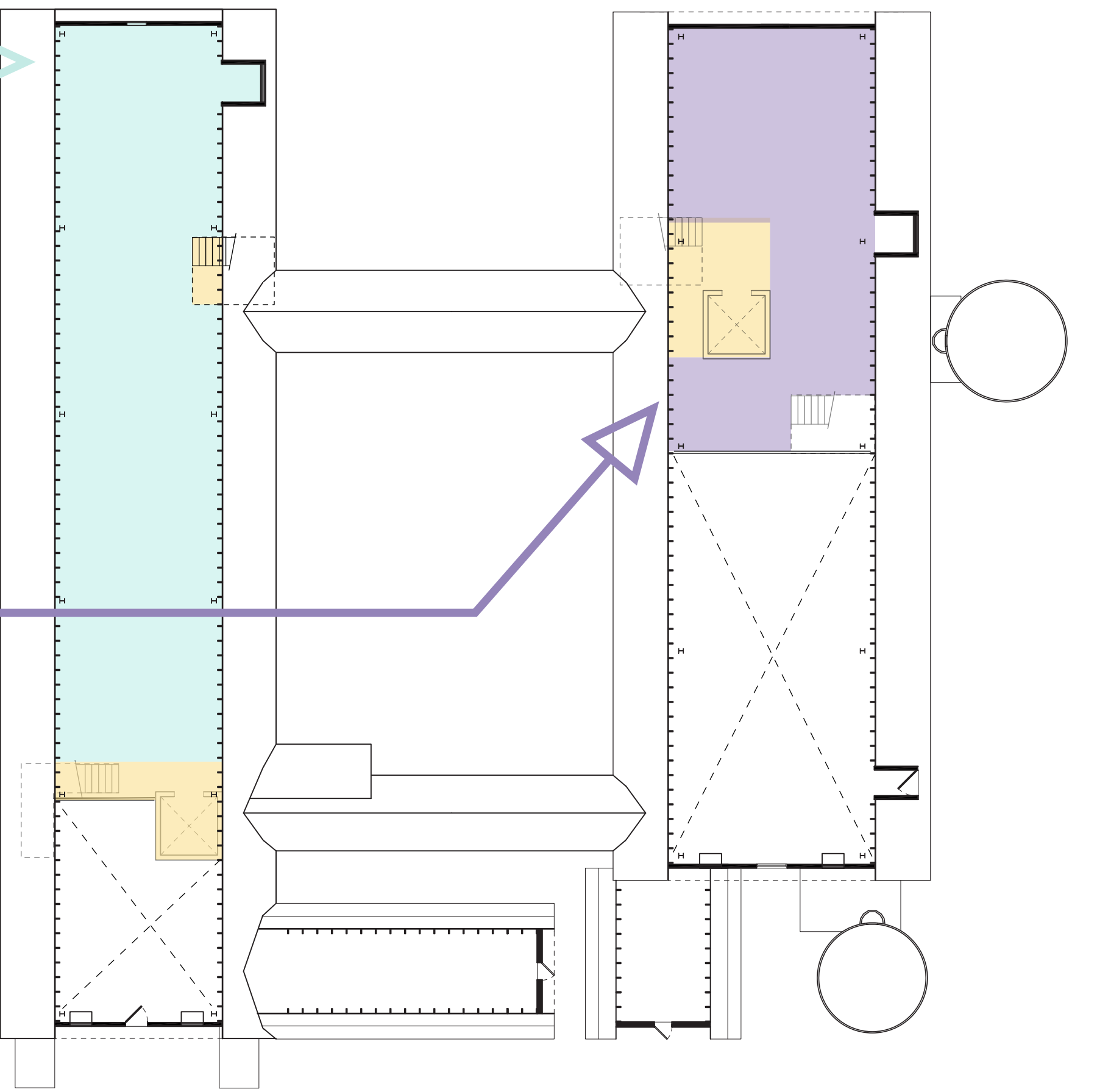
KITCHEN



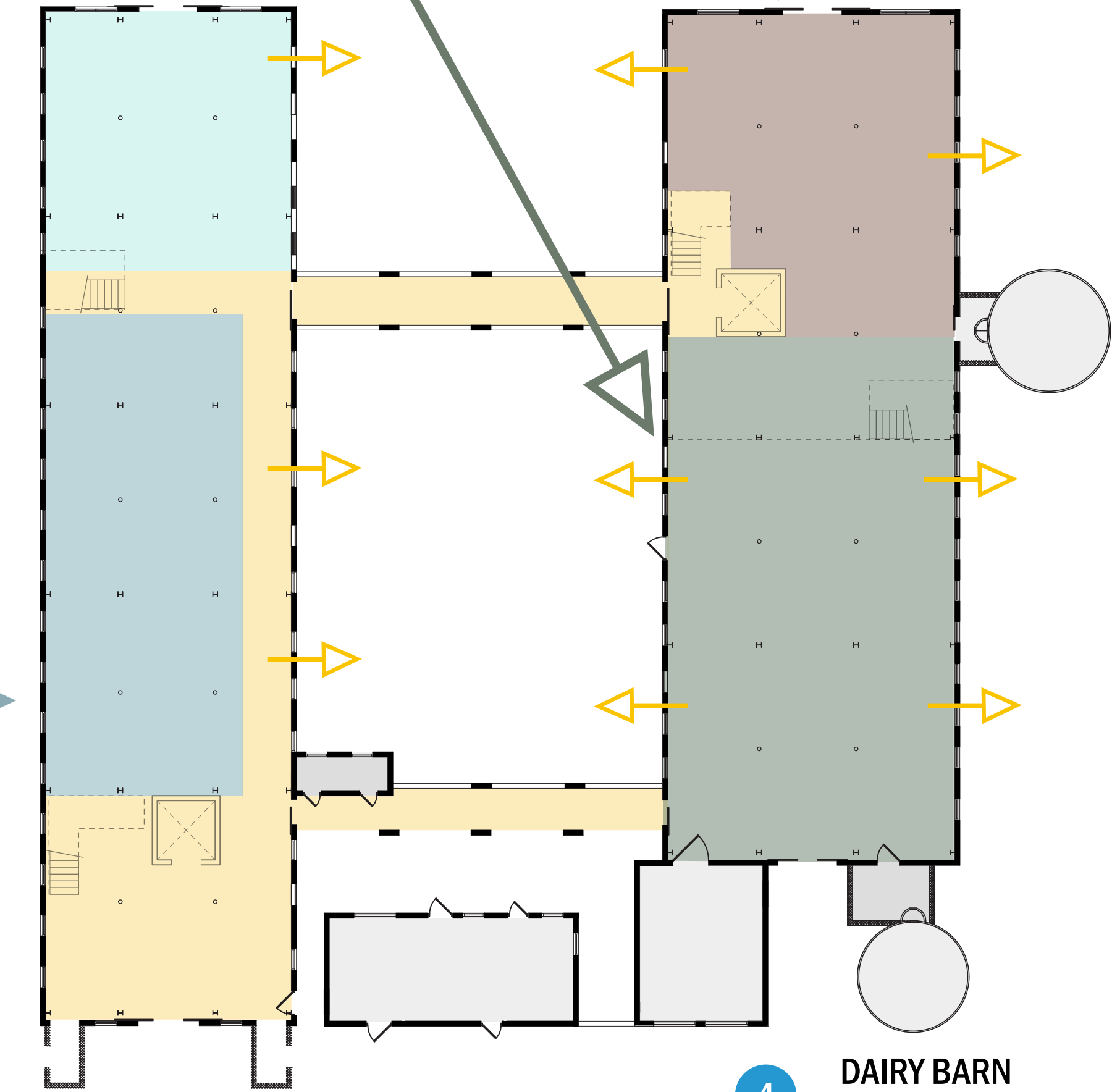
MULTIPURPOSE HALL



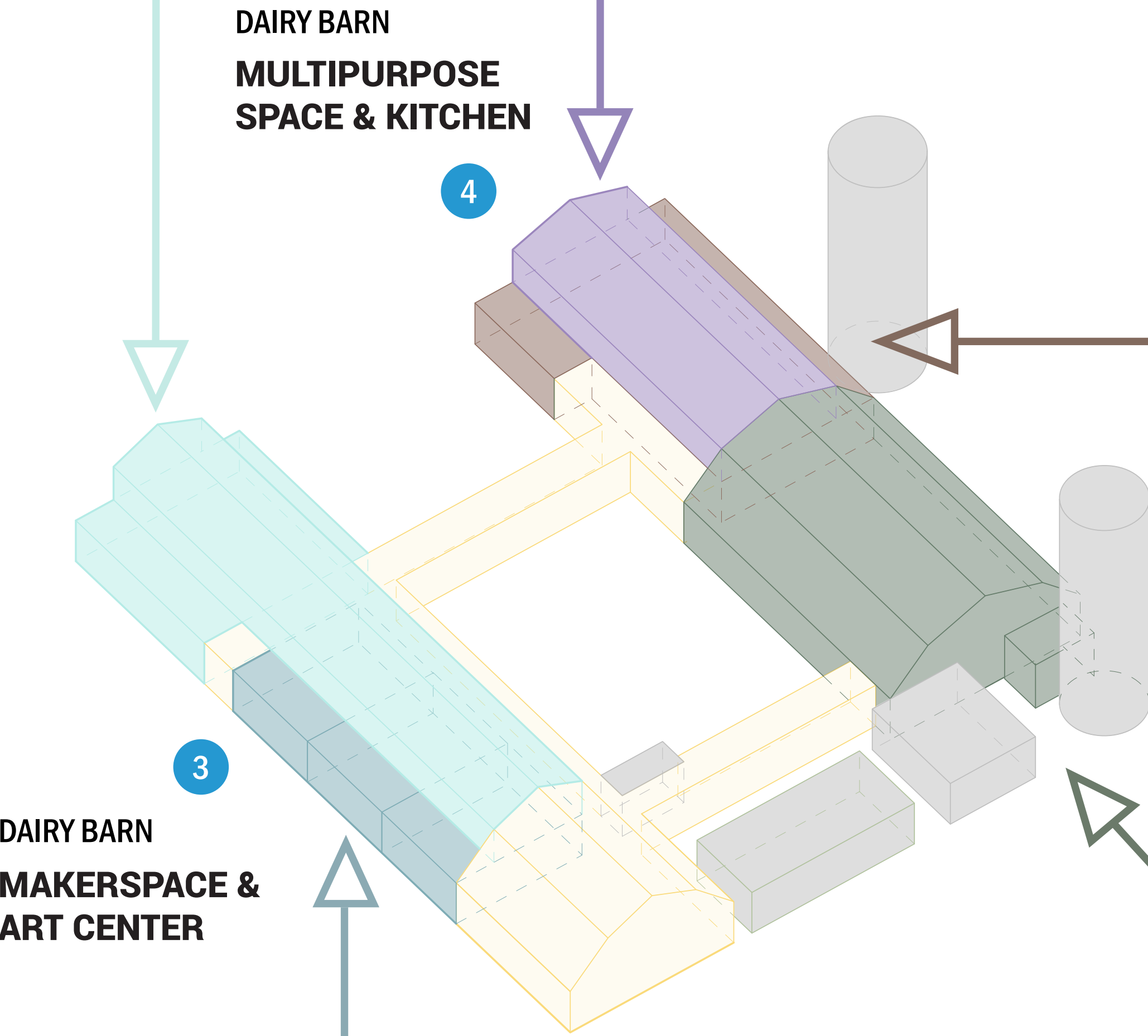
ARTS & TECH



LEVEL 2



LEVEL 1

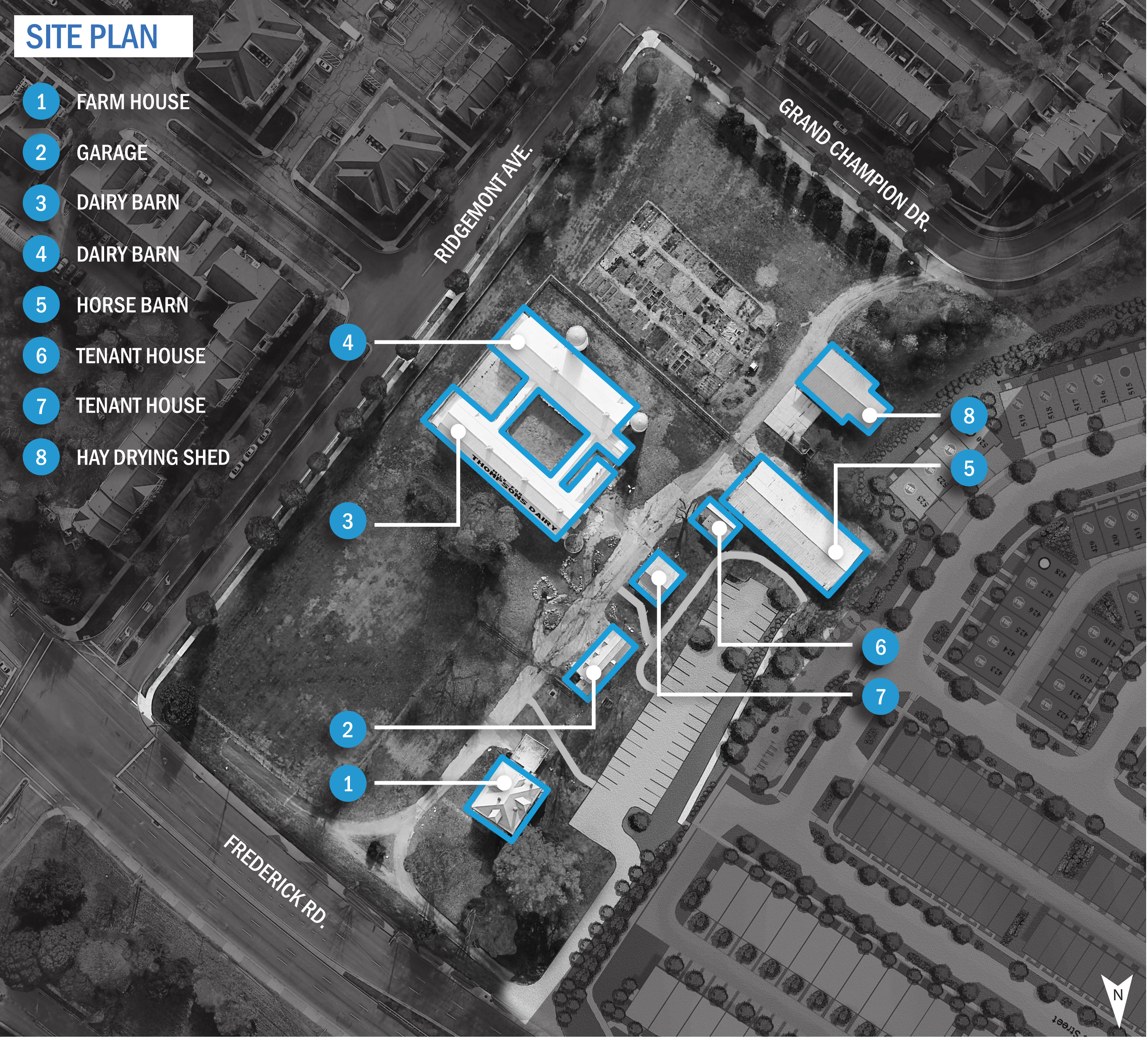


DAIRY BARN
MAKERSPACE &
ART CENTER

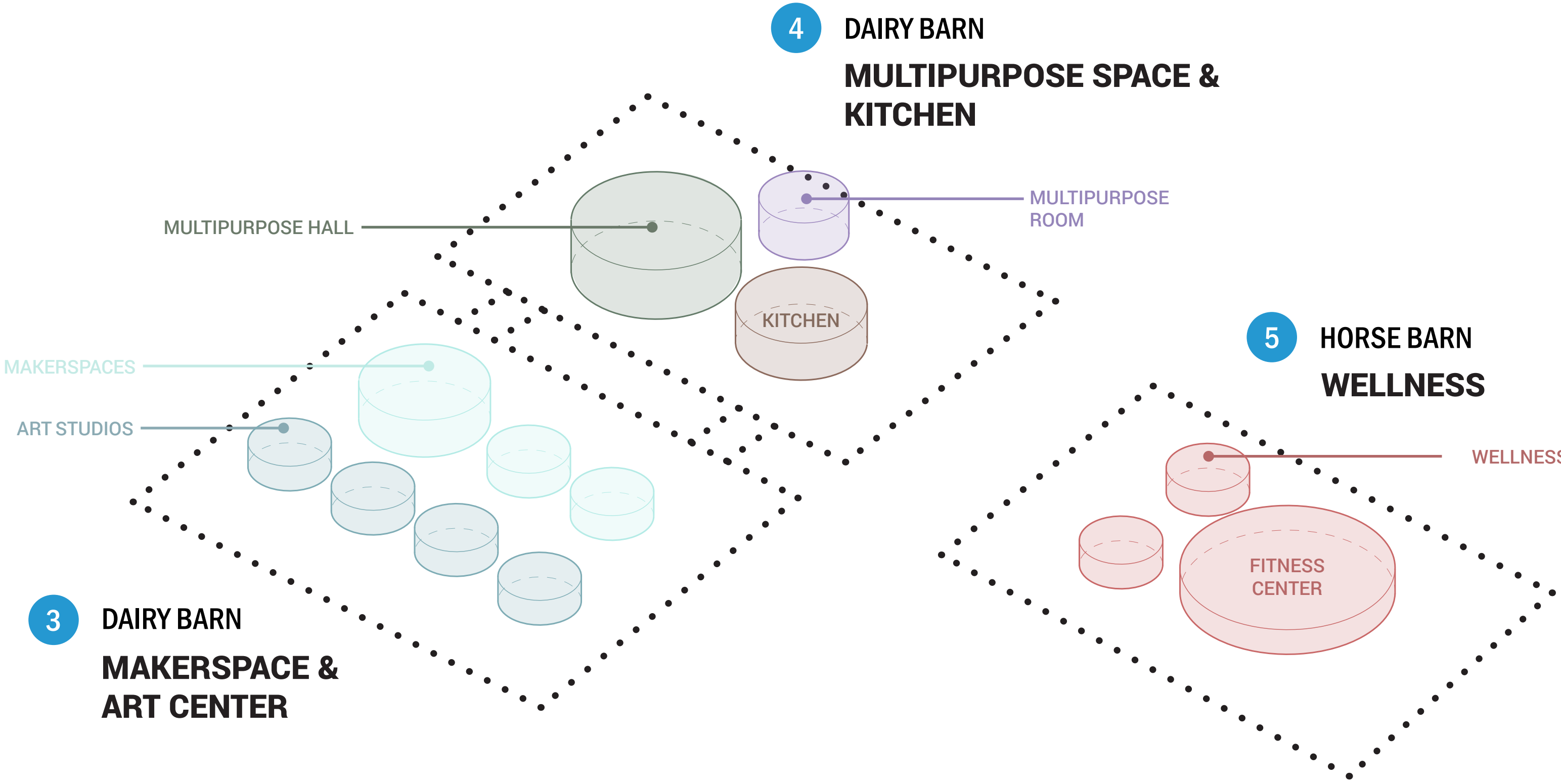
DAIRY BARN
MULTIPURPOSE
SPACE & KITCHEN

DAIRY BARN
MAKERSPACE &
ART CENTER

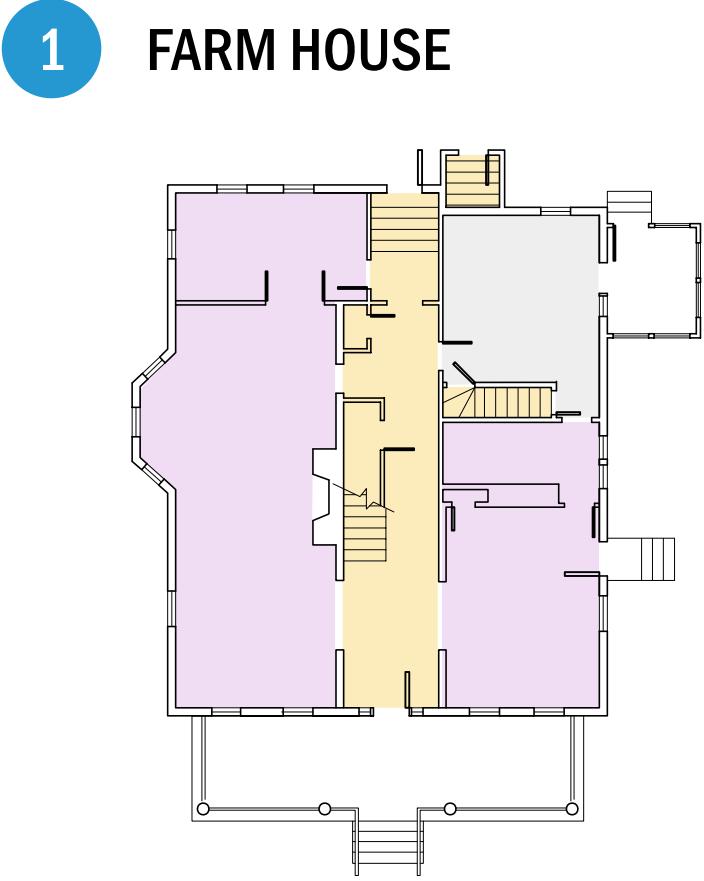
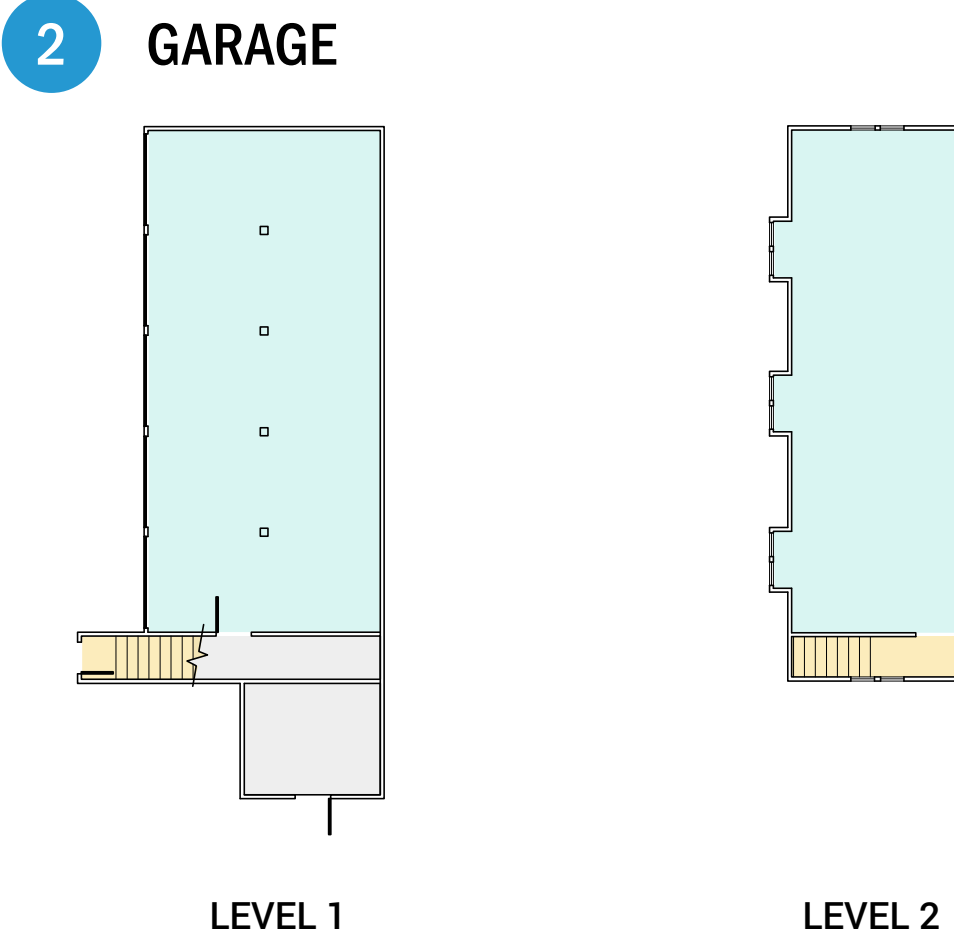
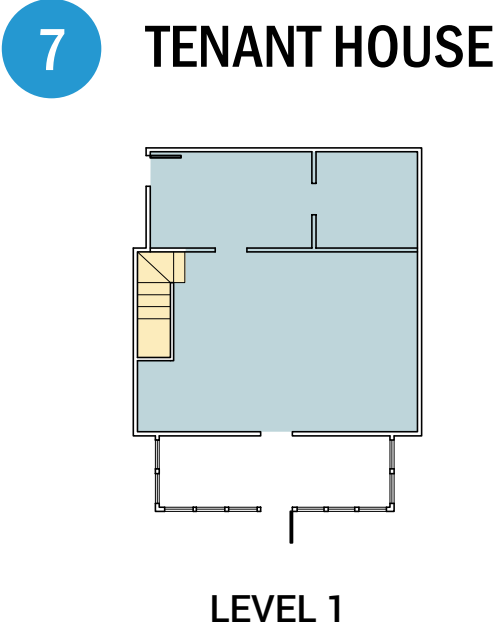
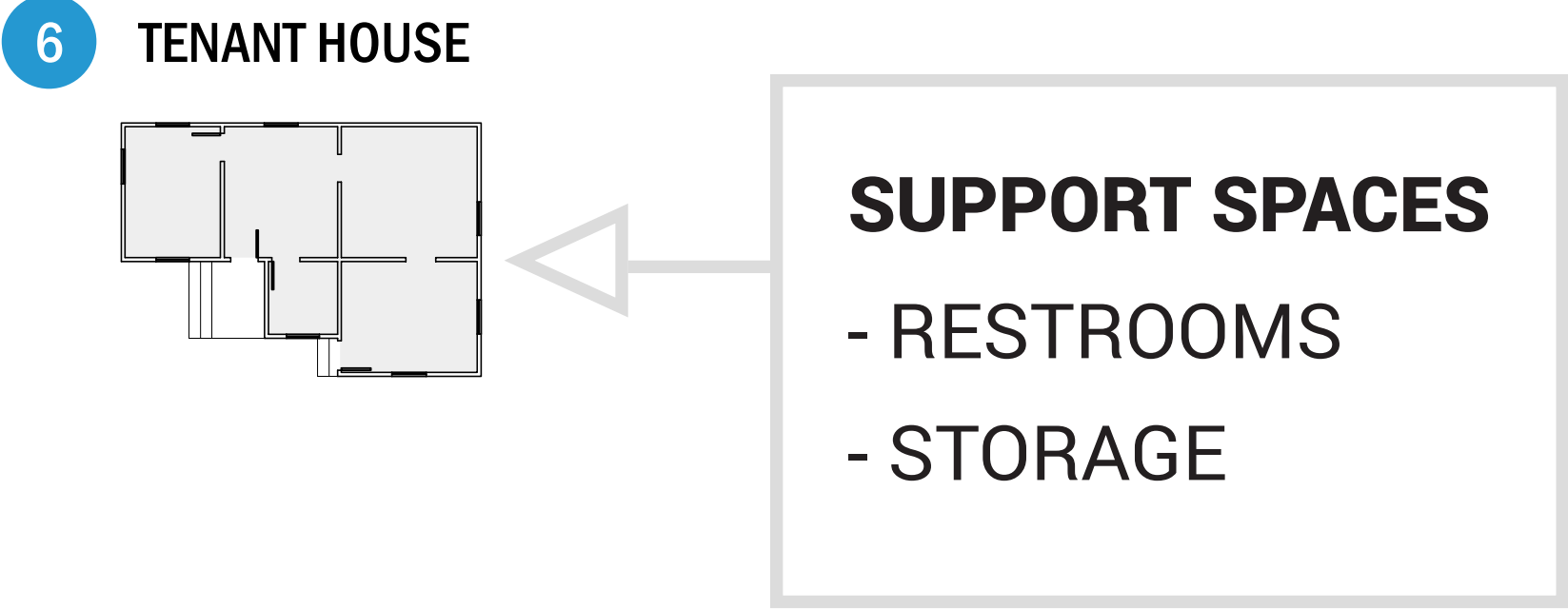
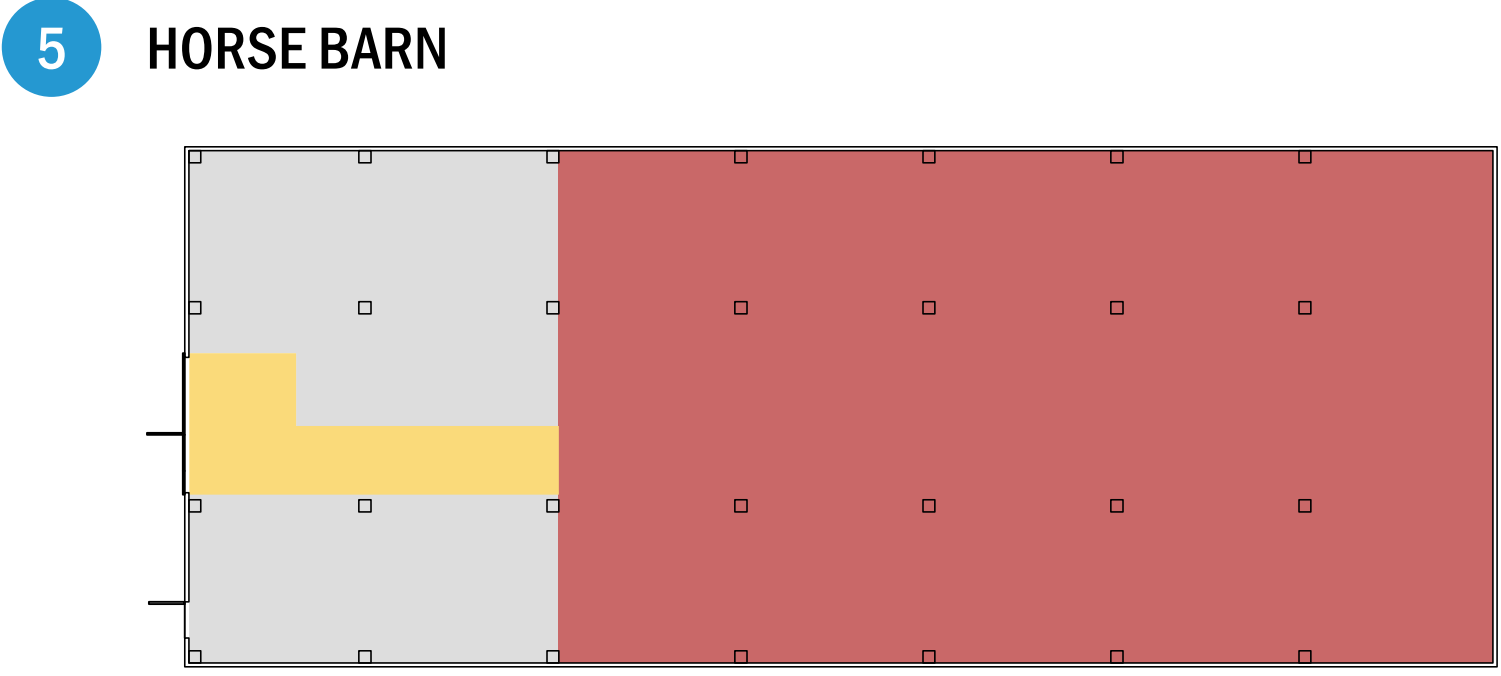
DAIRY BARN
MULTIPURPOSE
SPACE & KITCHEN



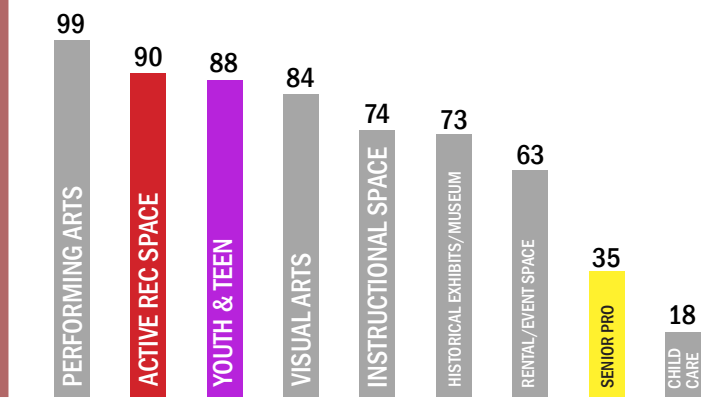
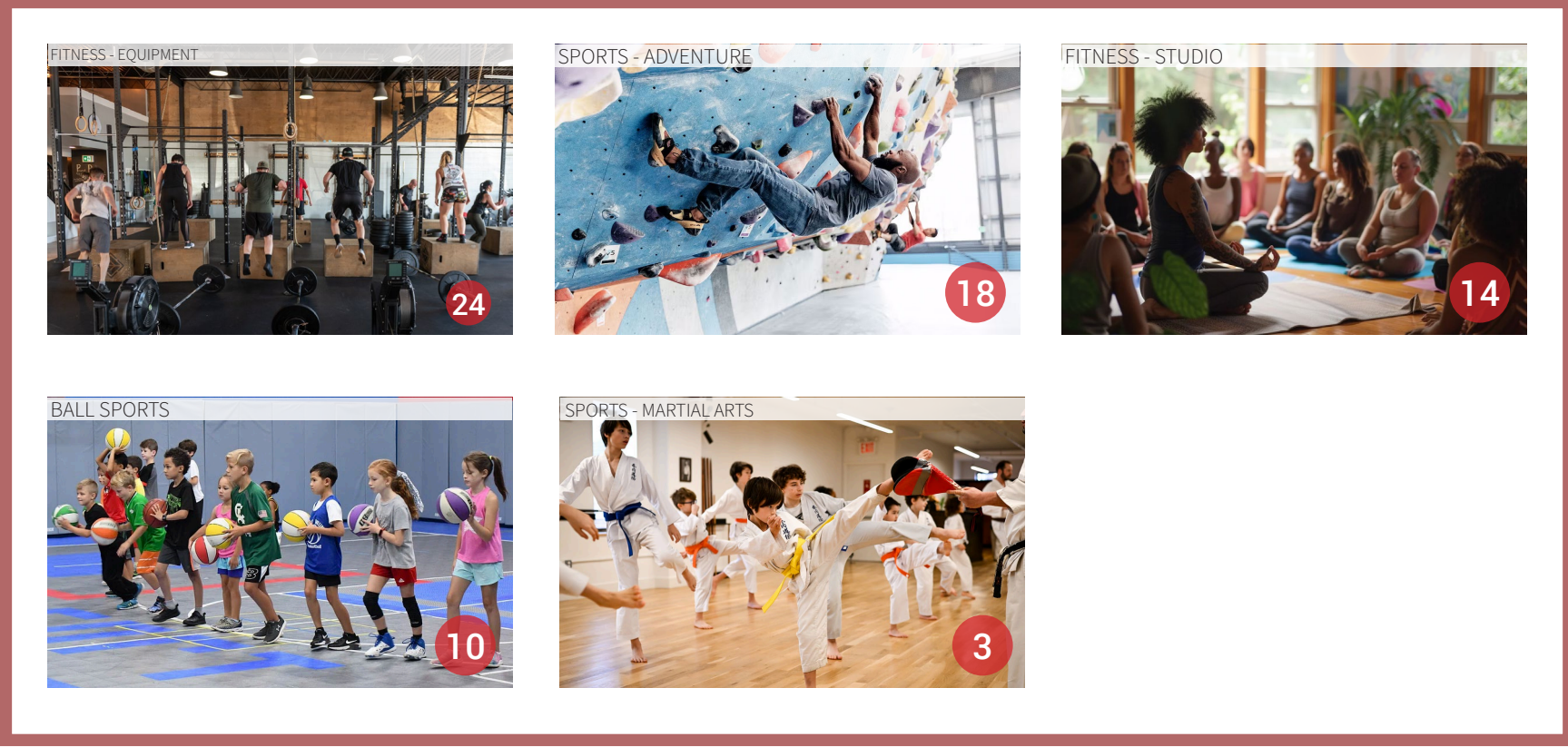
SITE PROGRAM DIAGRAM



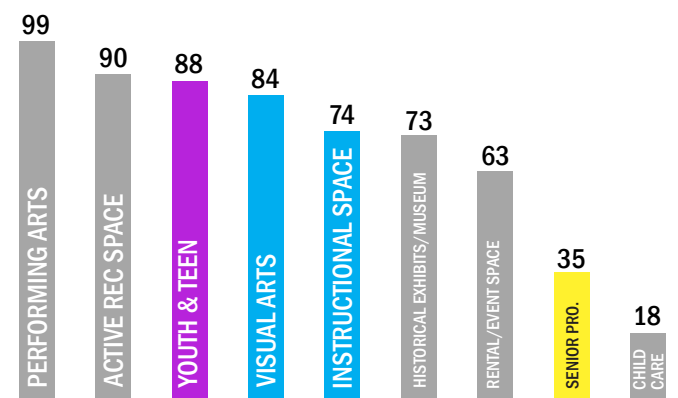
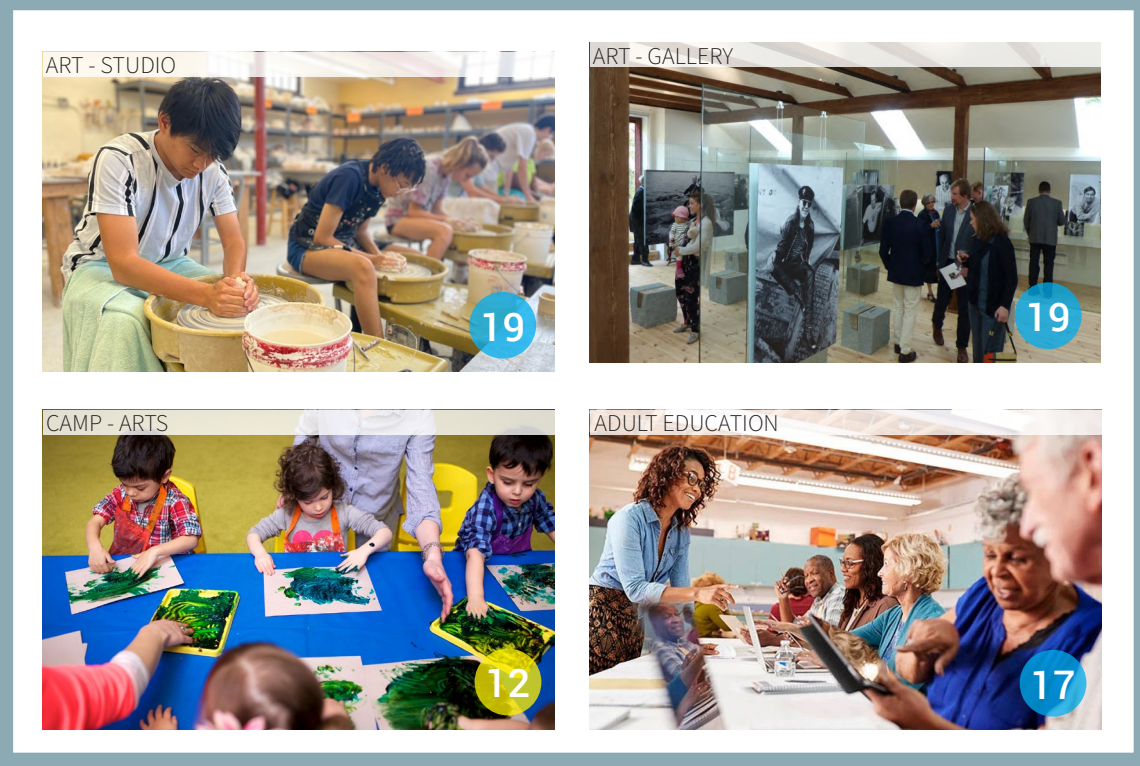
BUILDING PROGRAMMING



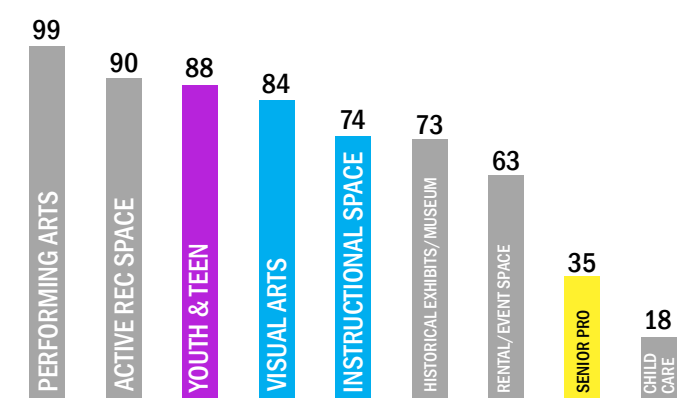
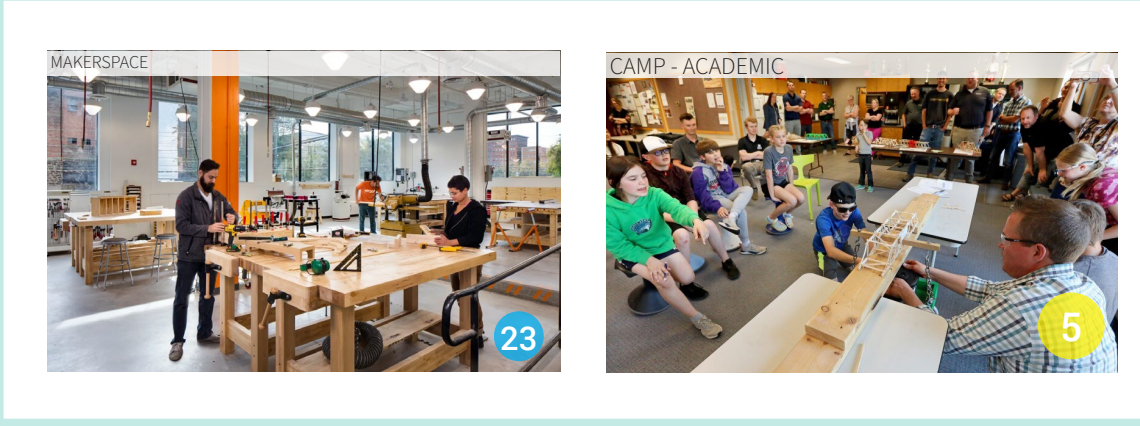
WELLNESS



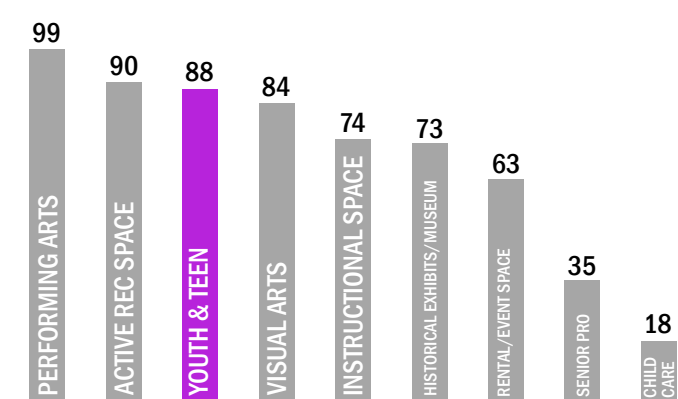
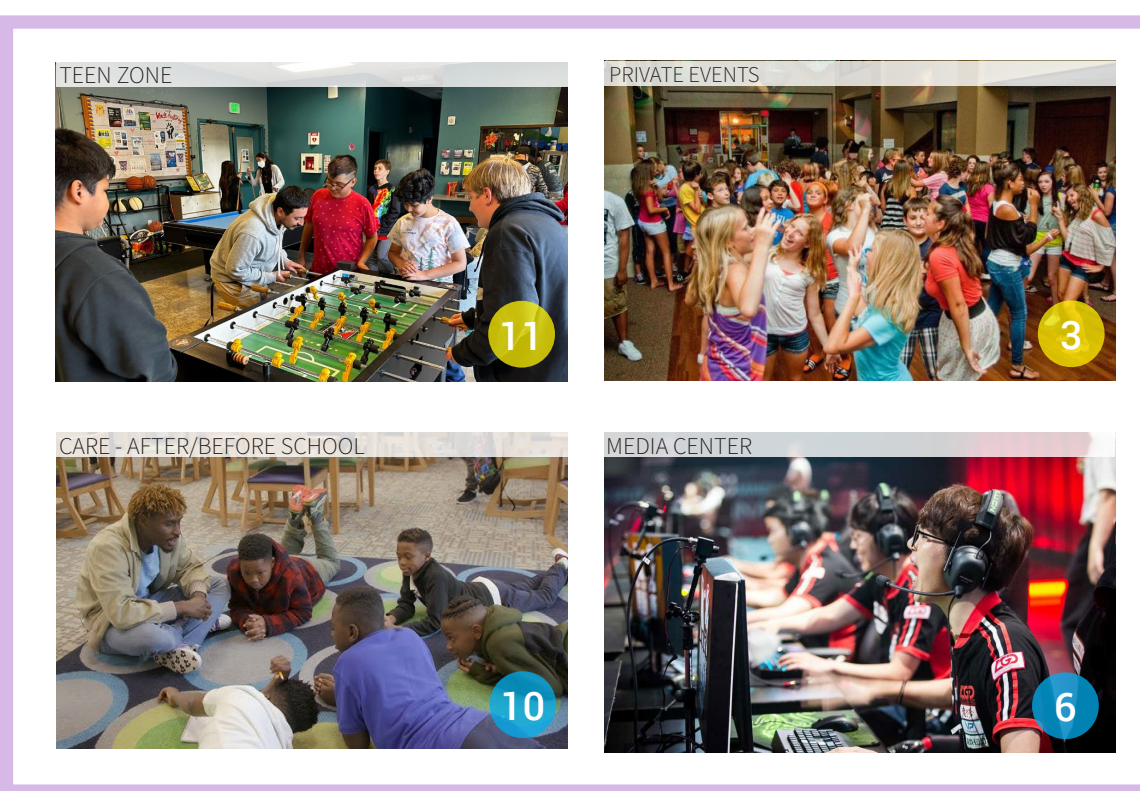
ARTS & TECH



MAKERSPACES



YOUTH / TEEN CENTER



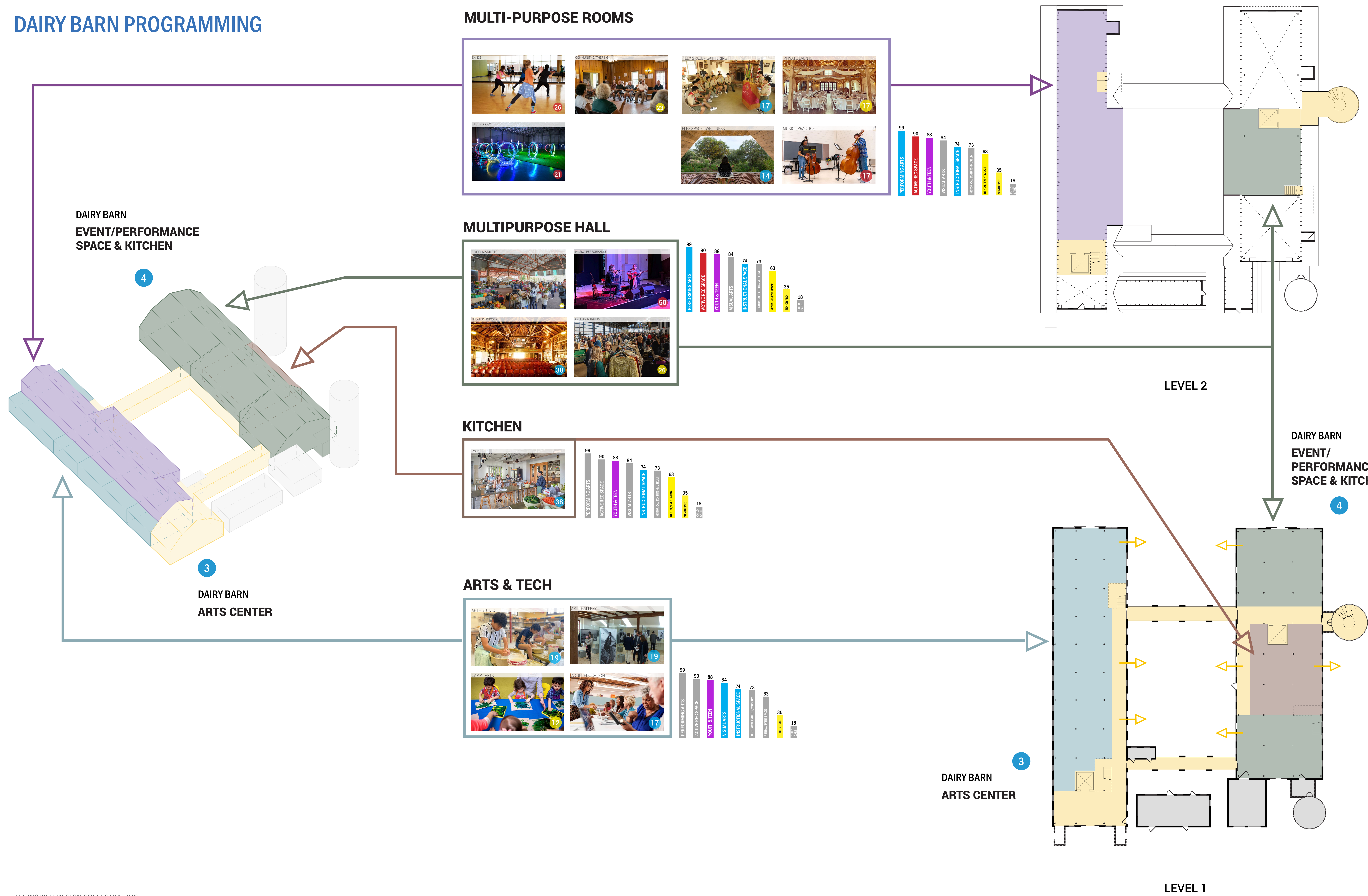
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OPTION 2 - MEDIUM INTERVENTION

FILTERING MEETING | SPRING 2025
KING FARM FARMSTEAD PARK | ROCKVILLE, MD



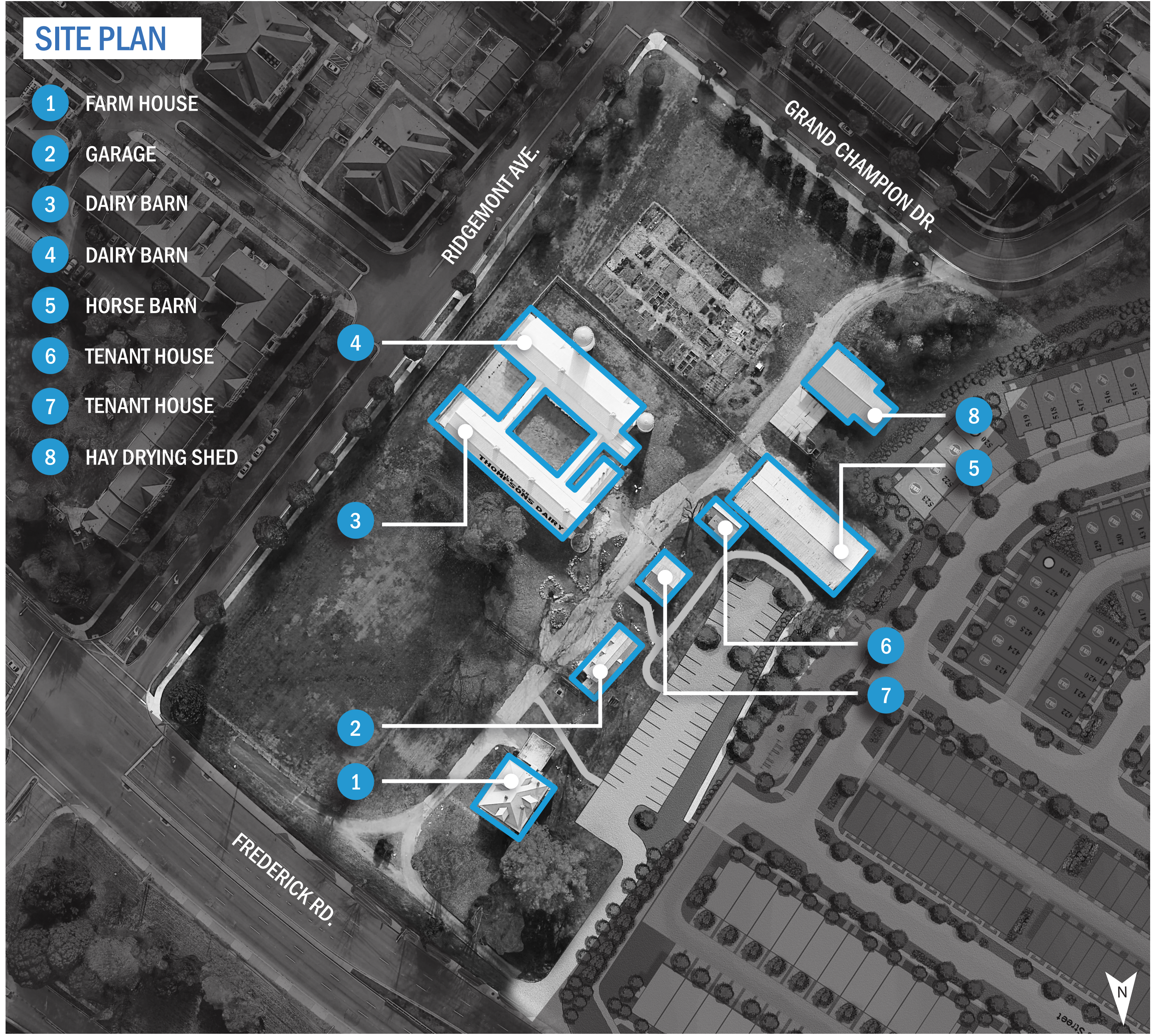
DAIRY BARN PROGRAMMING



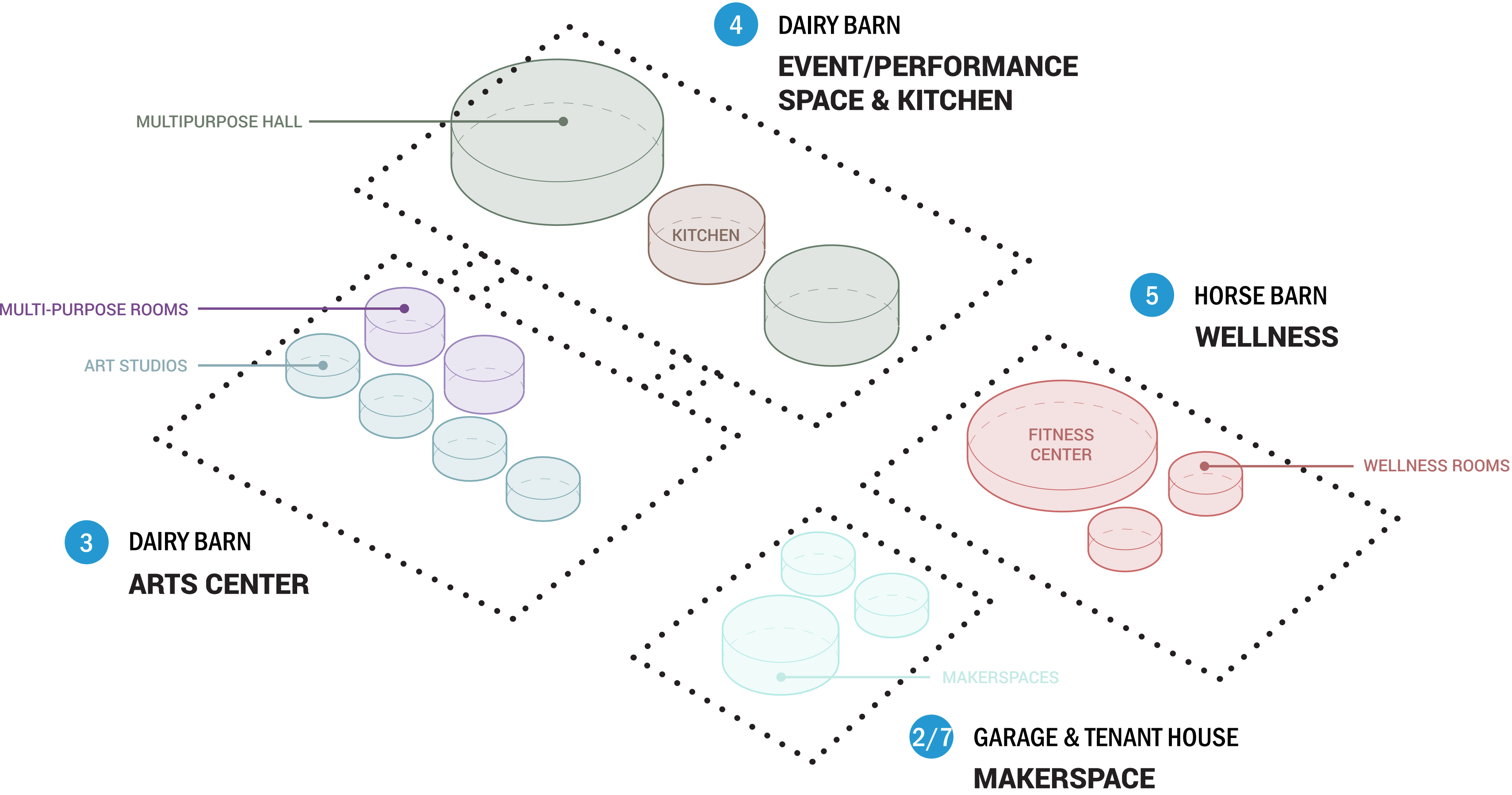
ALL WORK © DESIGN COLLECTIVE, INC.

OPTION 3 - MEDIUM INTERVENTION

FILTERING MEETING | SPRING 2025
KING FARM FARMSTEAD PARK | ROCKVILLE, MD

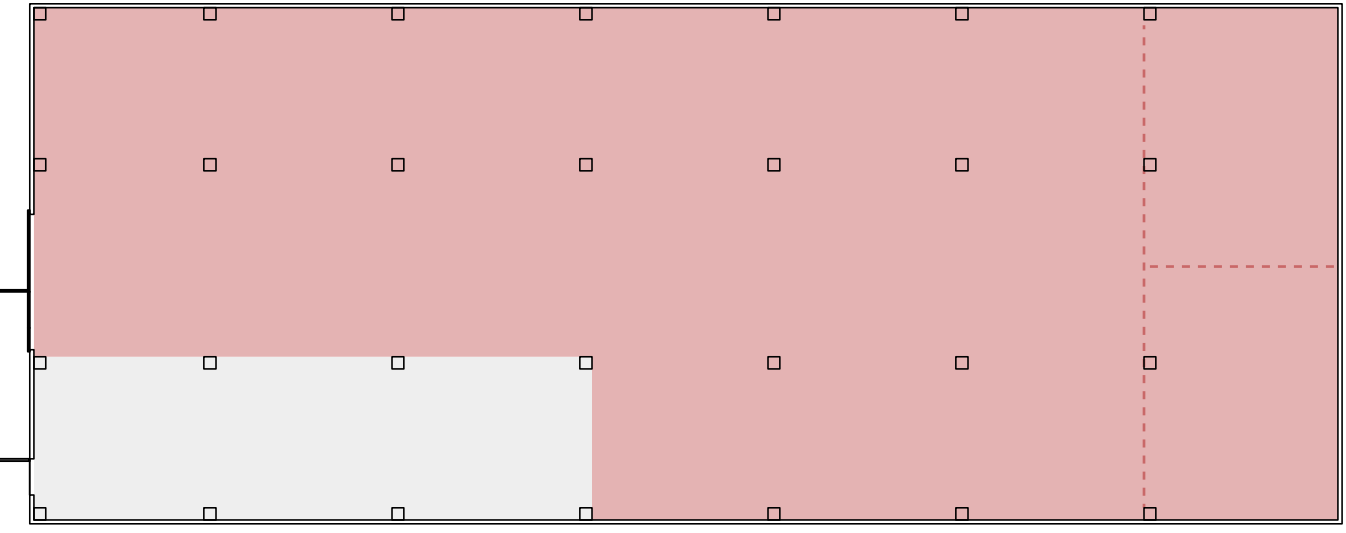


SITE PROGRAM DIAGRAM

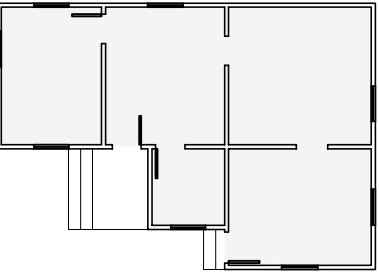


BUILDING PROGRAMMING

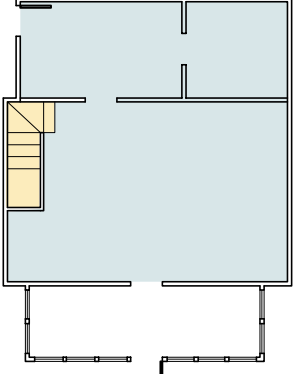
5 HORSE BARN



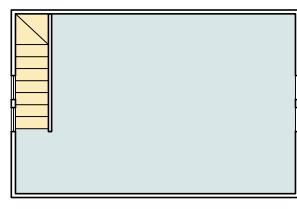
6 TENANT HOUSE



7 TENANT HOUSE

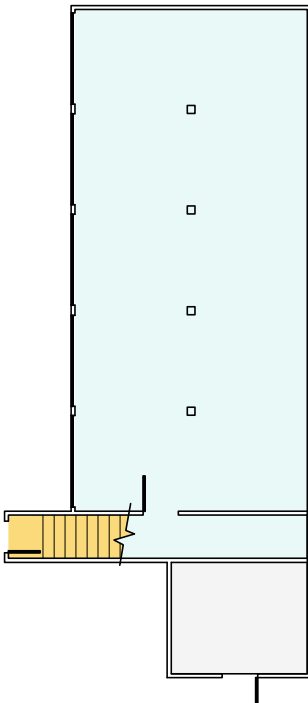


LEVEL 1

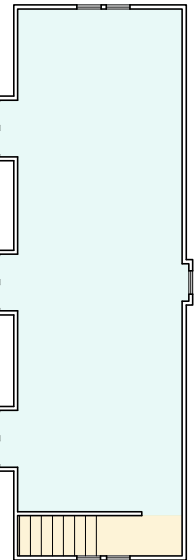


LEVEL 2

2 GARAGE

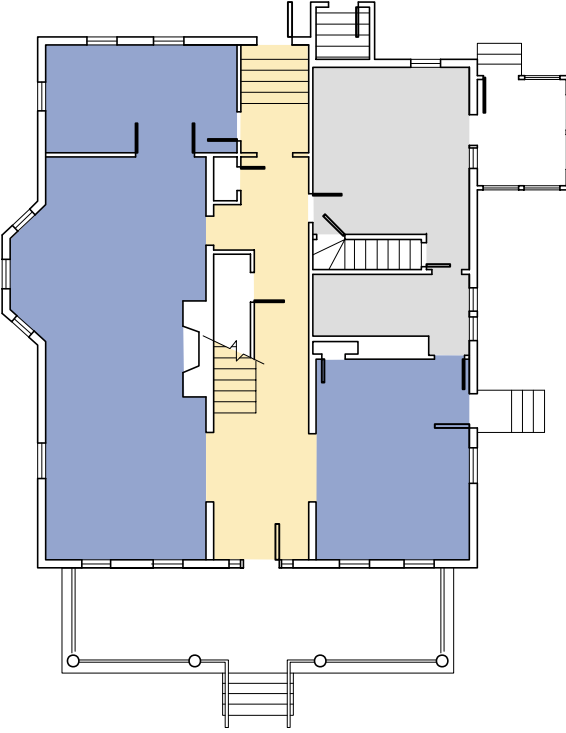


LEVEL 1

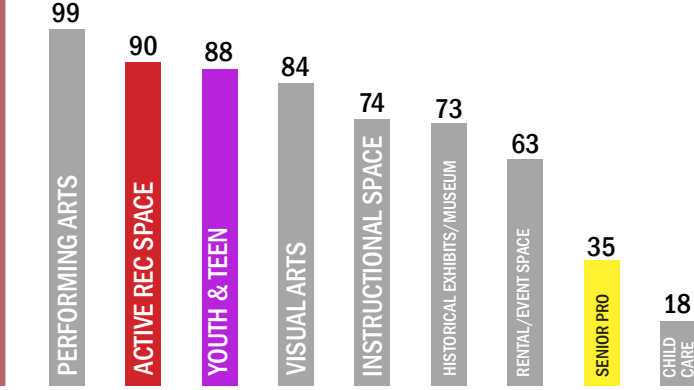


LEVEL 2

1 FARM HOUSE



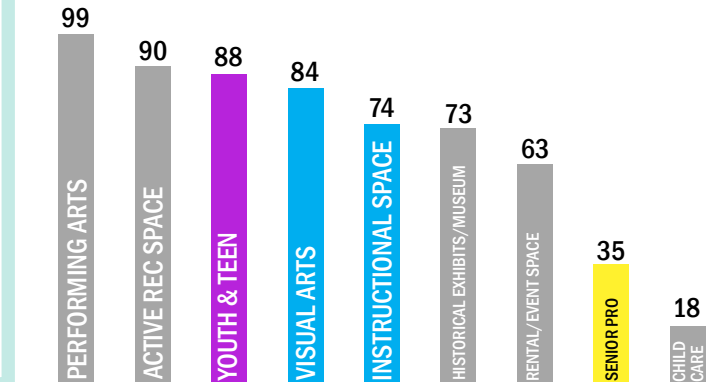
WELLNESS



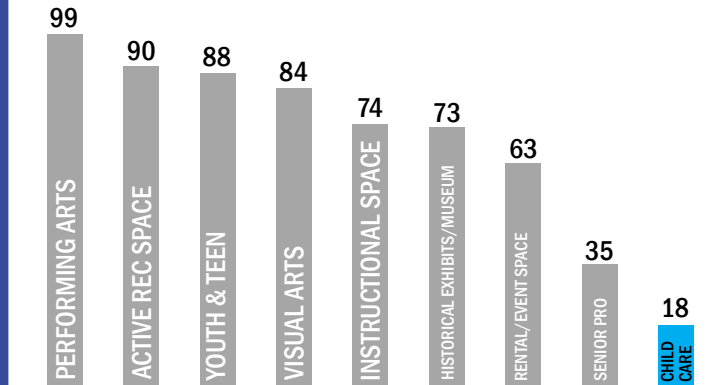
SUPPORT SPACES

- RESTROOMS
- STORAGE

MAKERSPACES



DAYCARE



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OPTION 3 - MEDIUM INTERVENTION

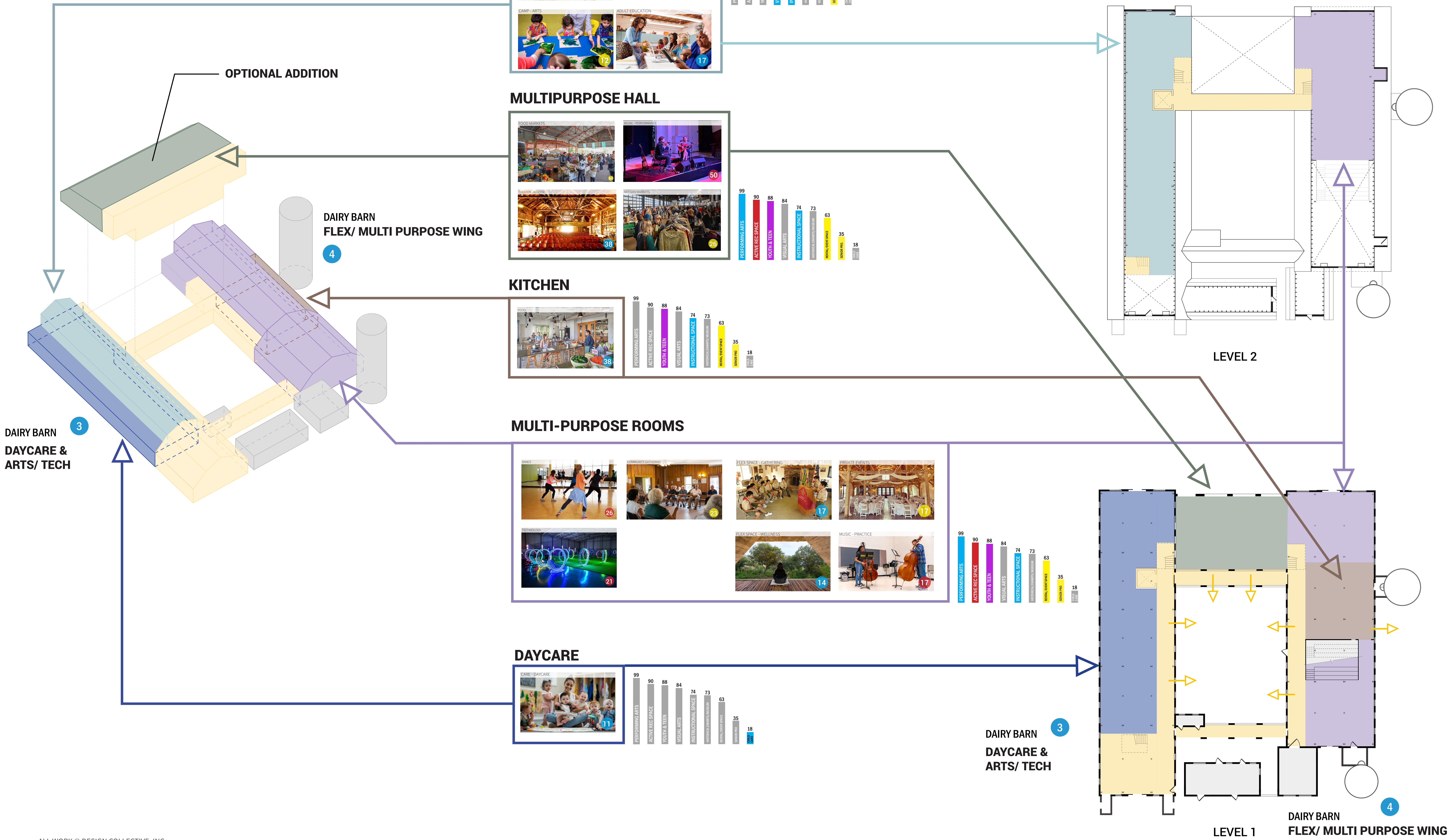
FILTERING MEETING | SPRING 2025
KING FARM FARMSTEAD PARK | ROCKVILLE, MD

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City of
Rockville
Rise Together

DAIRY BARN PROGRAMMING

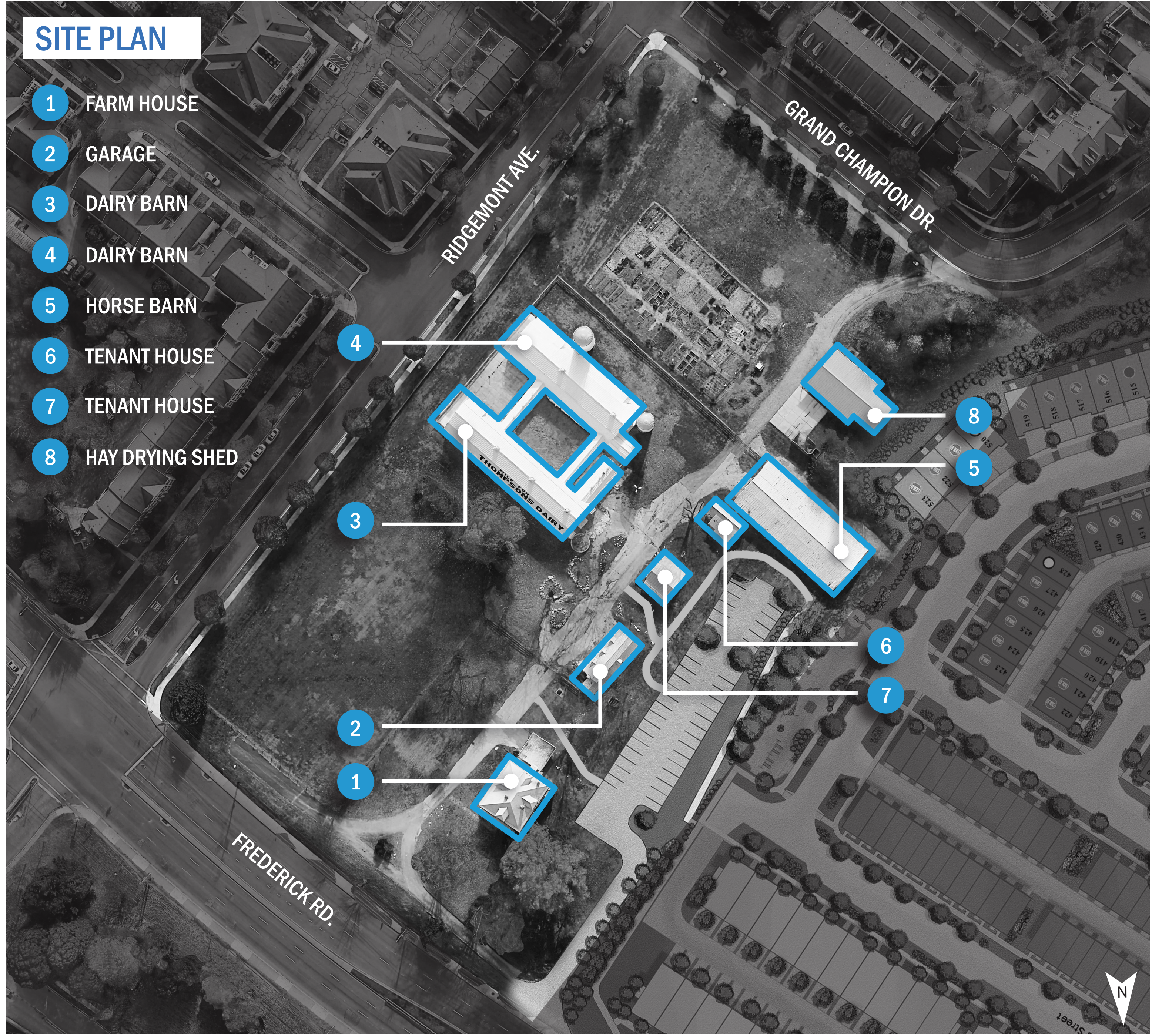


ALL WORK © DESIGN COLLECTIVE, INC.

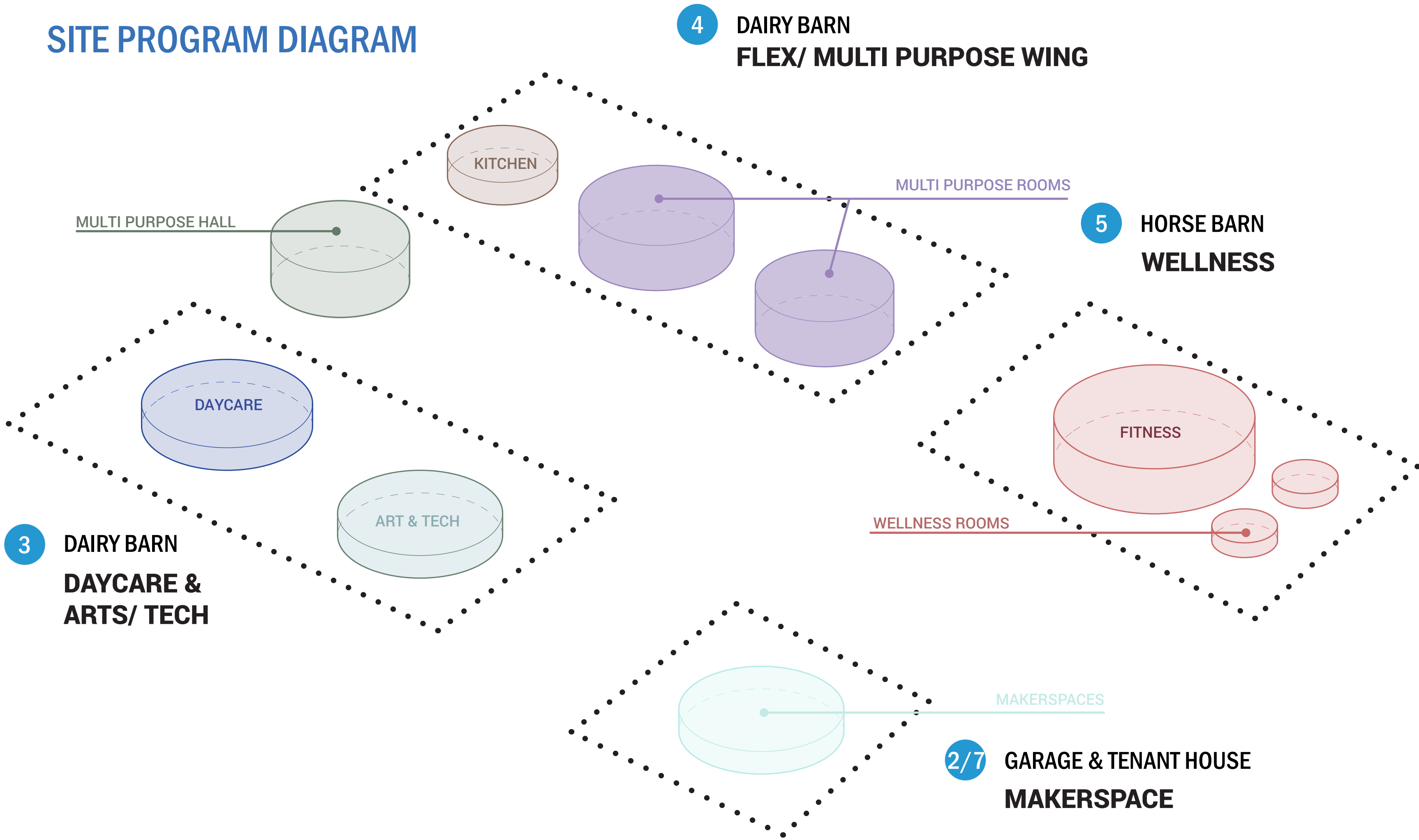
OPTION 4 - HIGH INTERVENTION

FILTERING MEETING | SPRING 2025
KING FARM FARMSTEAD PARK | ROCKVILLE, MD



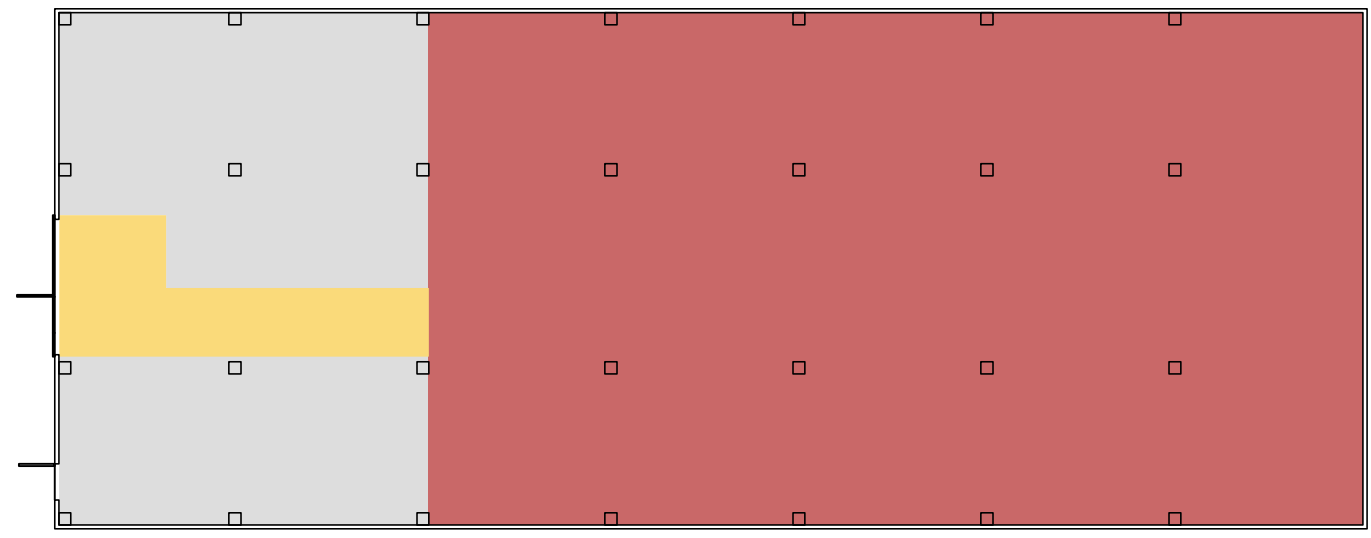


SITE PROGRAM DIAGRAM

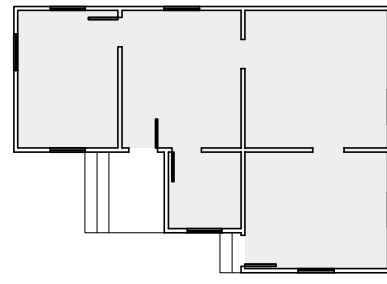


BUILDING PROGRAMMING

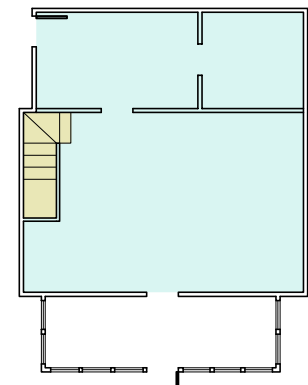
5 HORSE BARN



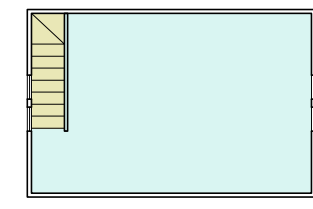
6 TENANT HOUSE



7 TENANT HOUSE

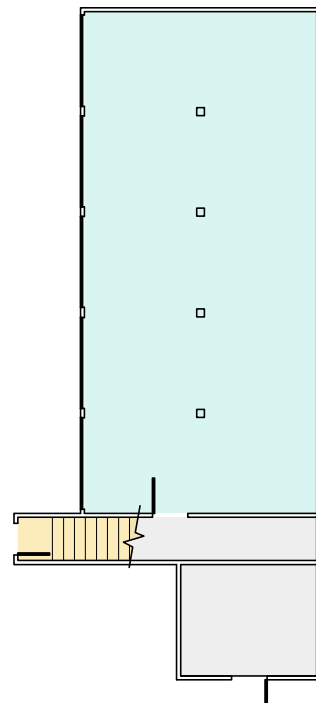


LEVEL 1

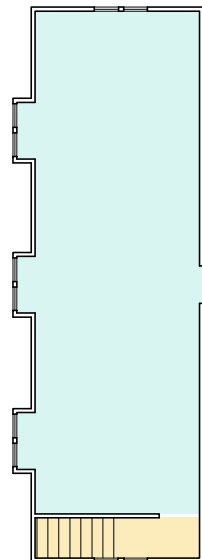


LEVEL 2

2 GARAGE

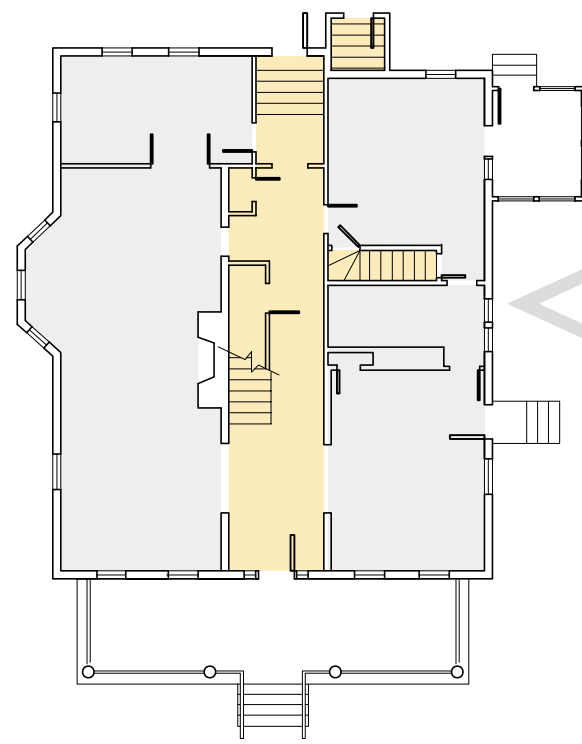


LEVEL 1

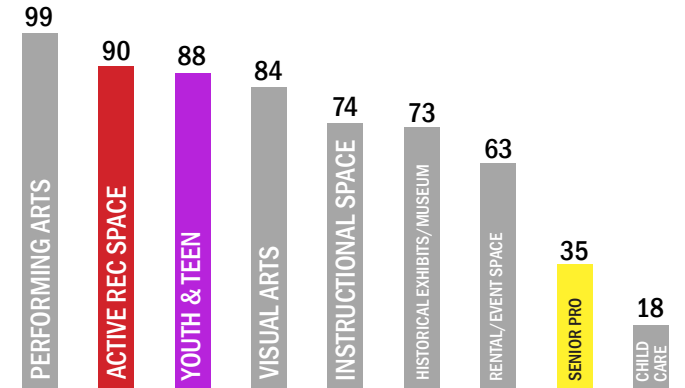
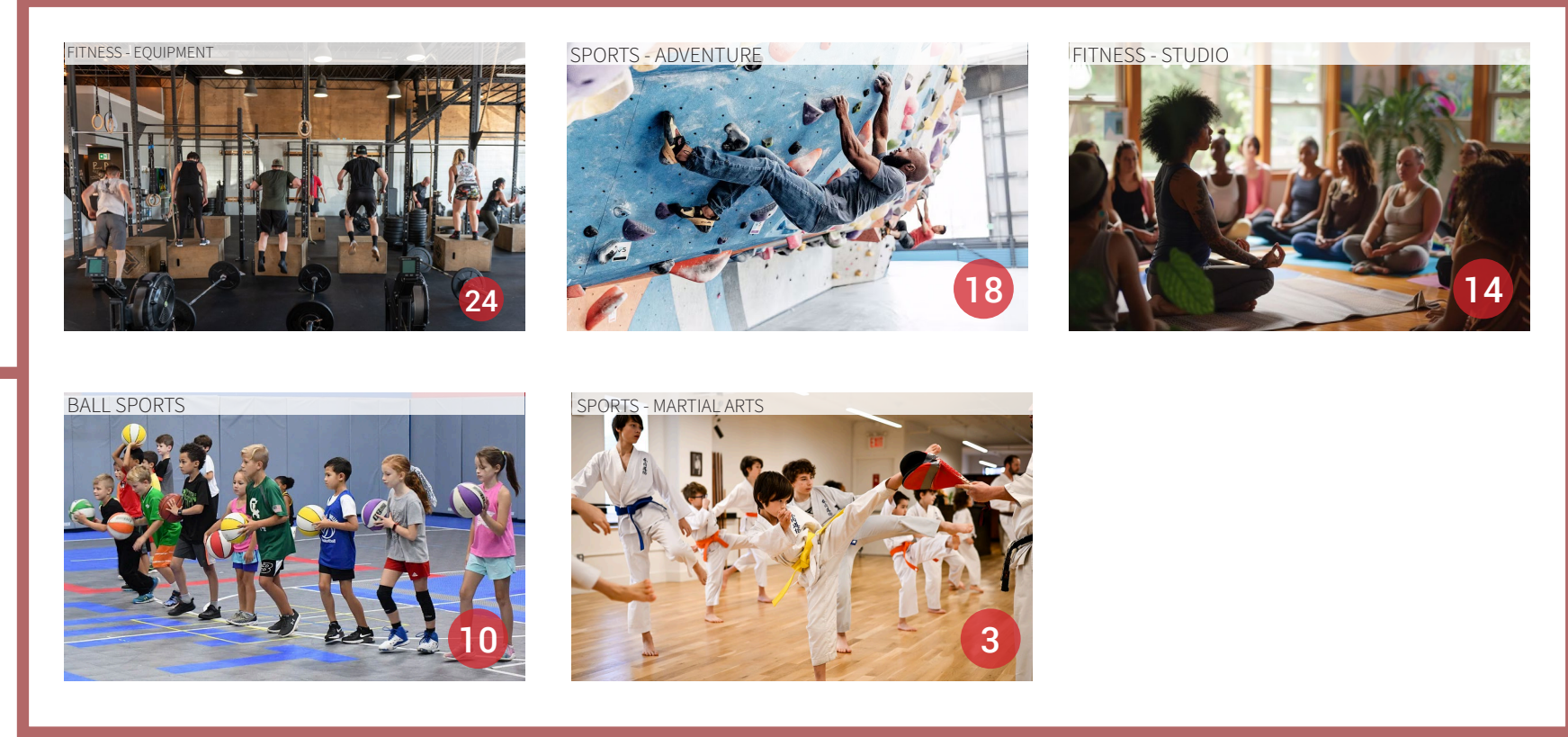


LEVEL 2

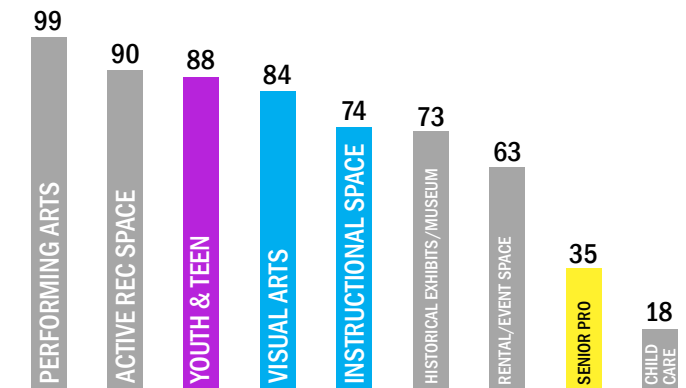
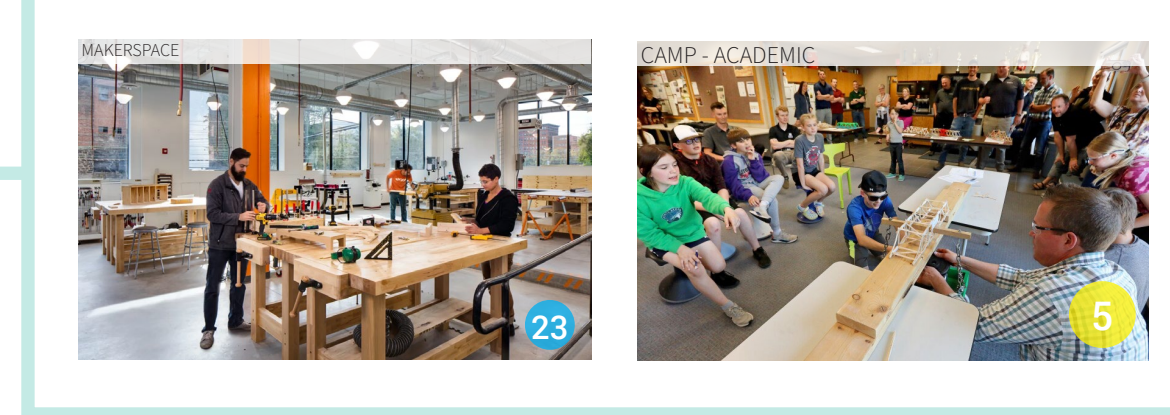
1 FARM HOUSE



WELLNESS



MAKERSPACES



SUPPORT SPACES

- CONFERENCE ROOMS
- RESTROOMS
- STORAGE
- OFFICES

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OPTION 4 - HIGH INTERVENTION



<https://engagerockville.com/>



King Farm Farmstead: Preservation & Potential Project Update & Concepts Review

Mayor and Council Work Session
July 14, 2025

Outline

- Purpose & Expected Outcomes
- Mayor and Council Guiding Principles
- Requested Feedback
- Project Timeline
- Alignment with Mayor and Council Direction
- Community Outreach & Engagement
- Recreation and Parks Strategic Plan
- Building Usage and Program Concepts Review
- Questions
- Work Session



Purpose & Expected Outcomes

This work session will:

- Provide an update on project outreach and community engagement since the last work session.
- Offer a comprehensive look at proposed programs and building usage concepts.
- Capture feedback, additional considerations, and recommendations from the Mayor and Council on programs and building use options.
- Confirm Mayor and Council guidance on which building usage option they recommend moving to the next phase for economic analysis and construction cost estimation.

Mayor and Council Guiding Principles



✓ **Economic Development**



✓ **Public Safety**



✓ **Effective and Efficient Service Delivery**



✓ **Stewardship of the Environment and Infrastructure**

Requested Feedback

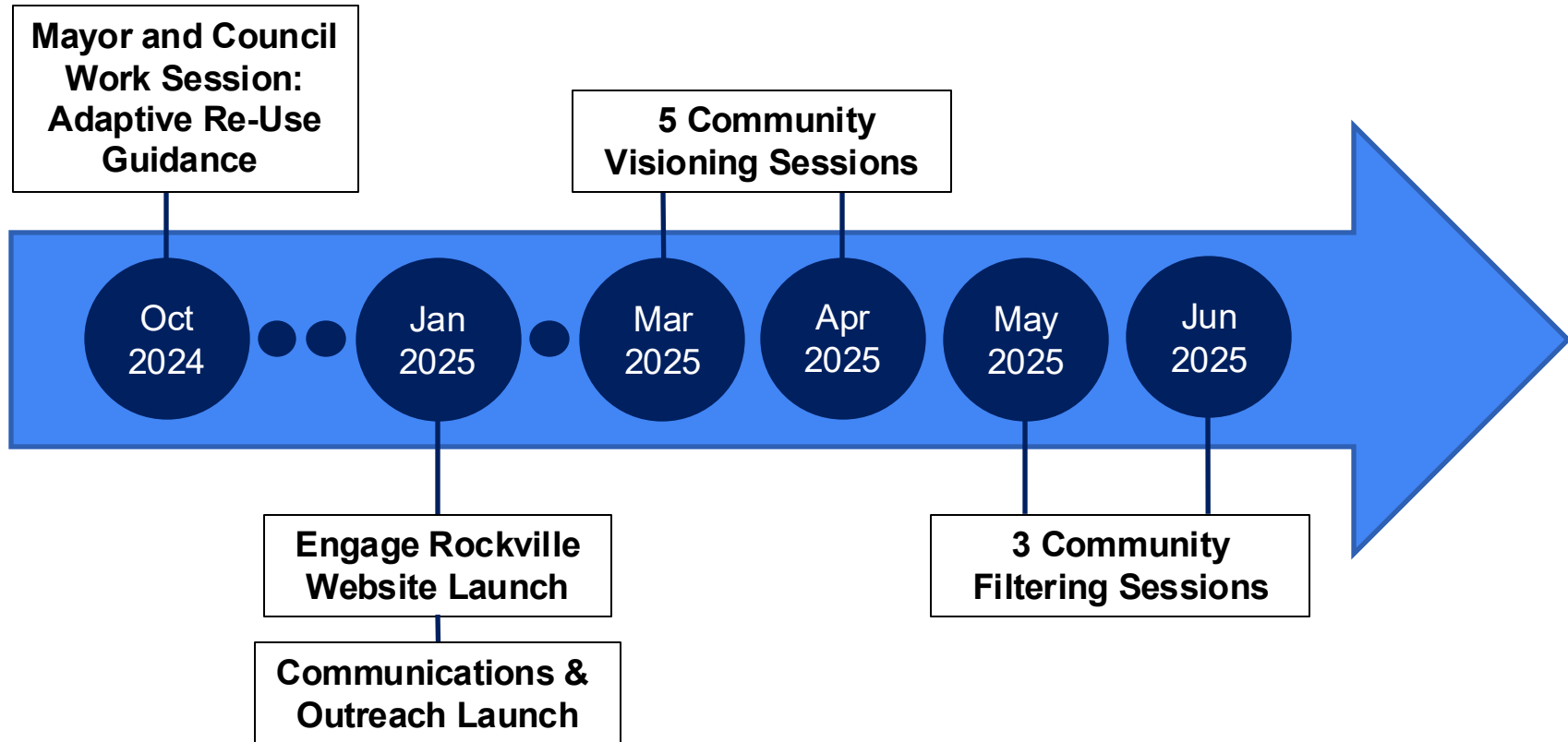
1. Do you have any additional recommendations for programs and building uses?

- **Multipurpose Hall**
- **Wellness**
- **Makerspaces**
- **Arts & Tech**
- **Multipurpose Rooms**
- **Community Kitchen**
- **Youth/Teen Center**
- **Daycare/Childcare**

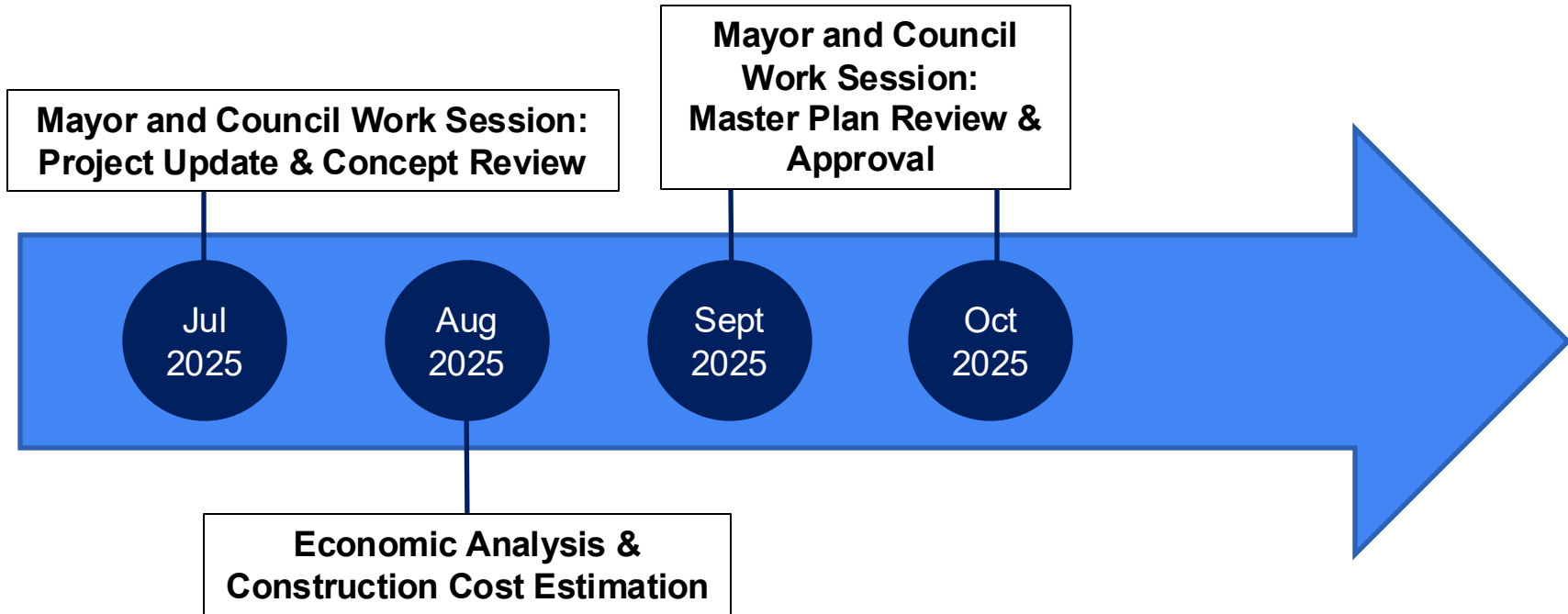
2. Which option do you recommend moving to the next phase for economic analysis and construction cost estimation?

- **Option 1 – Minimum Intervention**
- **Option 2 – Medium Intervention**
- **Option 3 – Medium Intervention**
- **Option 4 – High Intervention**

Project Timeline



Project Timeline



Mayor and Council Direction

King Farm Farmstead Work Session – October 28, 2024

- ✓ **Appeal:** Focus on attracting local and regional attention and use.
- ✓ **Low Impact Recreation:** Minimize natural environment disturbance; maintain historical integrity.
- ✓ **Adaptive:** Multiple, flexible building and green space uses.
- ✓ **Amplifies:** Create new City programs and enhance or expand existing programs.
- ✓ **Inclusion:** Recreation and cultural offerings for all ages, backgrounds, abilities, variety of interests.
- ✓ **ADA:** Accessible buildings, green space, community/site roads and pathways.
- ✓ **Green Space:** Preserve existing community gardens; connectivity to structures and outdoor space.

Community Outreach & Engagement

- Engage Rockville Website
- Online & Hardcopy Visioning Survey
- In-Person & Virtual Visioning Sessions
- In-Person & Virtual Concepts Filtering Sessions
- Online Concepts Filtering Survey
- Monthly Email Updates & Reminders
- Fliers & Posters at Publicly Used City Buildings




Get Involved in the Future of King Farm Farmstead!

Rockville is reaching out to the community to determine the future for King Farm Farmstead Park, a 7-acre, historic former farmstead at 1101 Grand Champion Drive.

Community Visioning Open Houses:

Wednesday, March 5 <i>In Person</i> From 6:30-8:30 p.m. at Saddle Ridge Community Center	Tuesday, March 25 <i>In Person</i> From 6:30-8:30 p.m. at Glenview Mansion	Tuesday, April 8 <i>In Person</i> From 6:30-8:30 p.m. at Twinbrook Community Recreation Center	Tuesday, April 22 <i>Virtual</i> From 6:30-8:30 p.m.
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Learn more at engagerockville.com/kingfarm

Your Input Matters

Rockville's Department of Recreation and Parks held five Visioning Sessions in the spring to hear ideas for the future of the King Farm Farmstead. Your input was compiled and we are excited to bring to you the next phase:

Filtering Sessions: 6:30-8:30 p.m.

- **May 28:** Saddle Ridge Community Center, 300 Saddle Ridge Circle
- **May 29:** Glenview Mansion, 603 Edmonston Drive
- **June 3:** (virtual)

Visit engagerockville.com/kingfarm for more information, to RSVP and for a link to the June 3 virtual meeting.

The Recreation and Parks Department welcomes individuals with disabilities to participate in programs and events. To request ADA modifications, contact our ADA coordinator at 240-314-8102 three weeks prior to event date.

City of Rockville • 8 Tift Court, Rockville, MD 20850 • 240-314-8800 • www.rockvillemd.gov/parks

Outreach Support & Performance Data

Communications and Community Engagement & Recreation and Parks

Engage Rockville Website

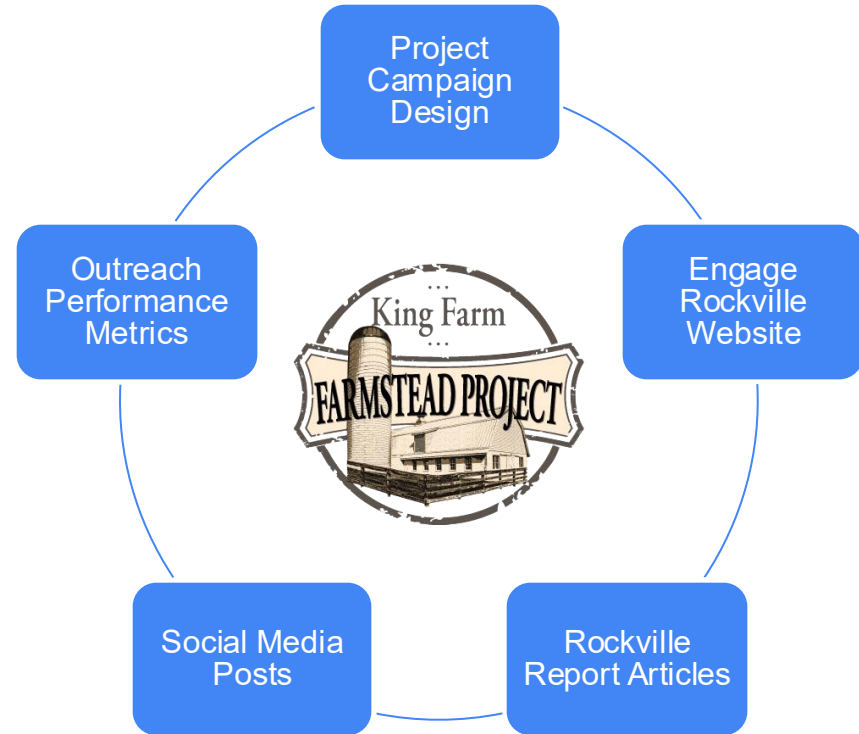
- ★ 10% engagement rate
- 3,357 visits
- 252 contributions
- 18 registrations

Social Media Posts

- 20+ posts shared across all platforms
- ★ 9,000 viewers on Facebook
- ★ 1,200 viewers on Instagram
- 1,112 unique viewers per post

Email Marketing

- ★ 50% open rate
- 9,700+ estimated audience



Recreation and Parks Strategic Plan

Big Moves

VISION

To be THE place
to make lifelong
memories as you
live, work, play and
thrive

Redevelop
King Farm Farmstead to
balance existing historic
amenities with new cultural
and recreation offerings.

Evaluate viability of
multi-generational community
facilities focused on new
recreational, performing arts
and cultural programming.

MISSION

To nurture
community
connections



Recreation and Parks Strategic Plan

Program Priorities & Identified Needs

Senior Recreation

Farmers Market

Youth Summer Camp

After School

Space Deficiency

Indoor recreation/aquatics = 57,612 sq ft

Special use/cultural facilities = 7,019 sq ft

Adult Sports

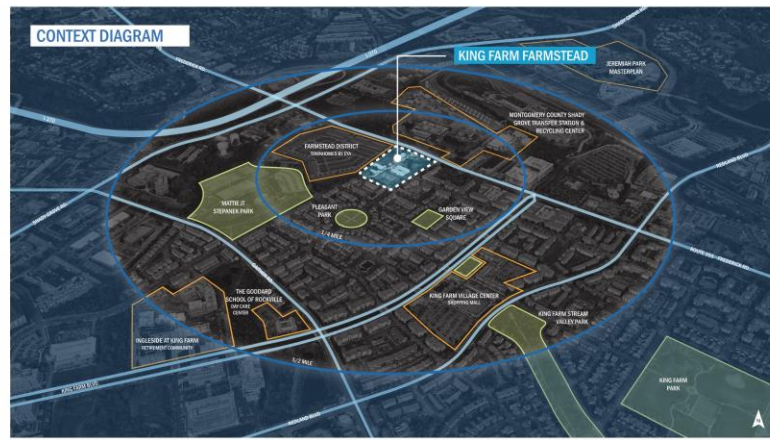
Adult & Youth Art,
Dance, Performing Arts

Adult & Senior
Fitness and Wellness

Senior Outreach &
Support Services



EXISTING SITE



CONTEXT DIAGRAM

KING FARM FARMSTEAD



DAIRY BARN SOUTHEAST



FARMHOUSE



DAIRY BARN NORTHWEST



COMMUNITY GARDEN

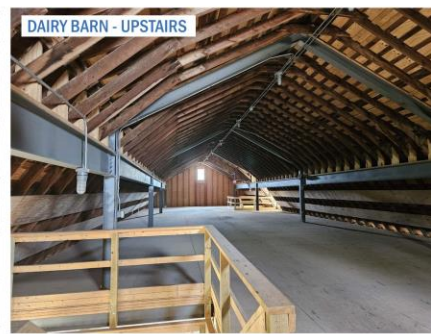
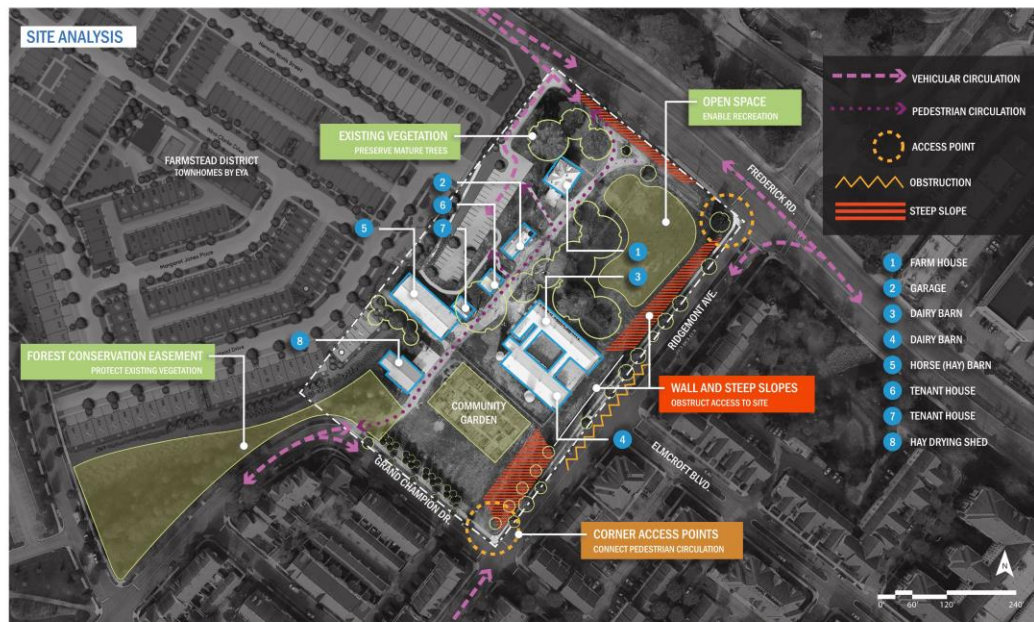
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SITE CONTEXT AND EXISTING CONDITIONS

COMMUNITY VISIONING OPEN HOUSE | SPRING 2025
KING FARM FARMSTEAD PARK | ROCKVILLE, MD

Design
Collective





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SITE ANALYSIS & CHARACTER

COMMUNITY VISIONING OPEN HOUSE | SPRING 2025
KING FARM FARMSTEAD PARK | ROCKVILLE, MD

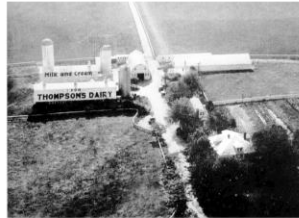
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WHAT MAKES KING FARM FARMSTEAD SPECIAL?



Word cloud composed of your open house free responses & survey free responses



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WHAT MAKES KING FARM FARMSTEAD SPECIAL?

FILTERING MEETING | SPRING 2025
KING FARM FARMSTEAD PARK | ROCKVILLE, MD

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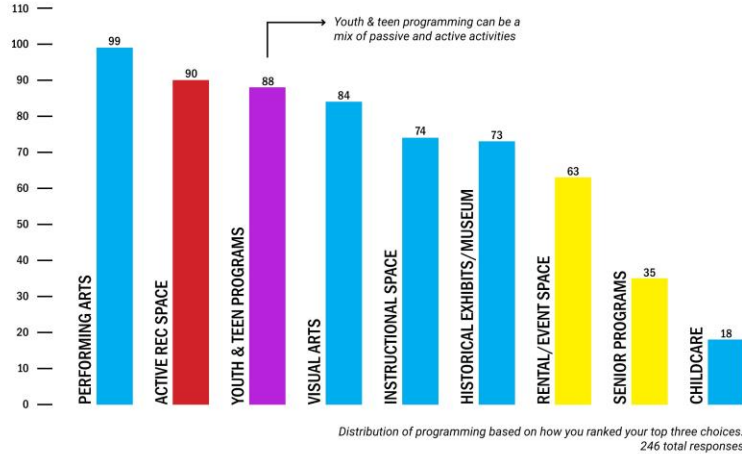


City of
Rockville
Rise Together

246 SURVEY RESPONSES

76% OF PARTICIPANTS
ROCKVILLE RESIDENTS

DESIRED PROGRAMMING



YOUR VISION FOR KING FARM FARMSTEAD PARK

Compiled from your free responses.

"...bridge the past and present through hands-on experiences with nature and agriculture."

"...beautiful space to learn about history."

"Rockville has a wide variety of recreational and cultural opportunities... I see King Farm as a location that will augment these activities."

"...events where our diverse population could engage with each other."

"...a multi use space, cultural programming in support of food... grow specific foods, cook them, teach others, celebrations of cultural differences."

ADDITIONAL IDEAS WE HEARD FROM YOU...

Compiled from your free responses.

PASSIVE



- Pottery studio
- Model railroad
- Petting zoo

ACTIVE



- Bike repair shop
- Lawn games
- Trampoline
- Zipline
- Ballet studio
- Curling

EVENTS



- Open mic
- Local art exhibits
- Cultural festivals
- 4H

ENVIRONMENT



- Stargazing
- Native plantings
- Rain gardens
- Floral exhibits
- Fruit trees
- Birdwatching

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SURVEY: FINDINGS

FILTERING MEETING | SPRING 2025
KING FARM FARMSTEAD PARK | ROCKVILLE, MD

Design Collective



5 COMMUNITY VISIONING
OPEN HOUSES

131 PARTICIPANTS

76% OF PARTICIPANTS
ROCKVILLE
RESIDENTS

YOUR VISION FOR KING FARM FARMSTEAD PARK

Compiled from your postcard responses.

*"A beautiful place with educational, entertaining facilities
for the enjoyment of all ages."*

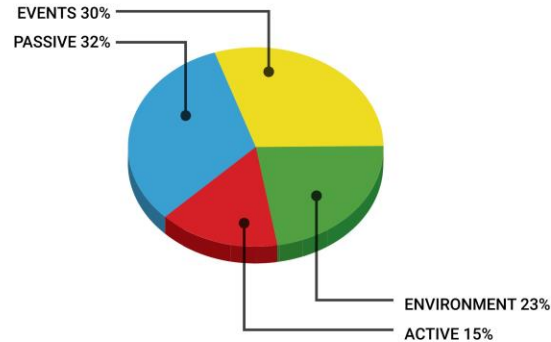
"...in keeping with the good soil and hands-on spirit of the farm"

"Make this a destination for Rockville."

"...maintain its originality while making great use of it."

*"Public space for cultural and arts activities and pursuit...
expand on agricultural heritage."*

YOUR FAVORITE PROGRAM TYPES



Distribution of program type based on how you used your overall favorite sticker.
93 total responses

ADDITIONAL IDEAS WE HEARD FROM YOU...

Compiled from your sticky note responses.

PASSIVE



- Model railroad
- Language classes
- Tool rental
- Robotics
- Bed & Breakfast

ACTIVE



- Archery range
- Non-profit community bike shop

EVENTS



- Jazz festivals
- Forums
- Markets in off-season
- Public-Private partnership
- Comedy

- Daytime performances
- Living history events
- Open mic

ENVIRONMENT



- Agricultural research
- Gardening and farming education
- Farm to table
- Seasonal nature exhibits

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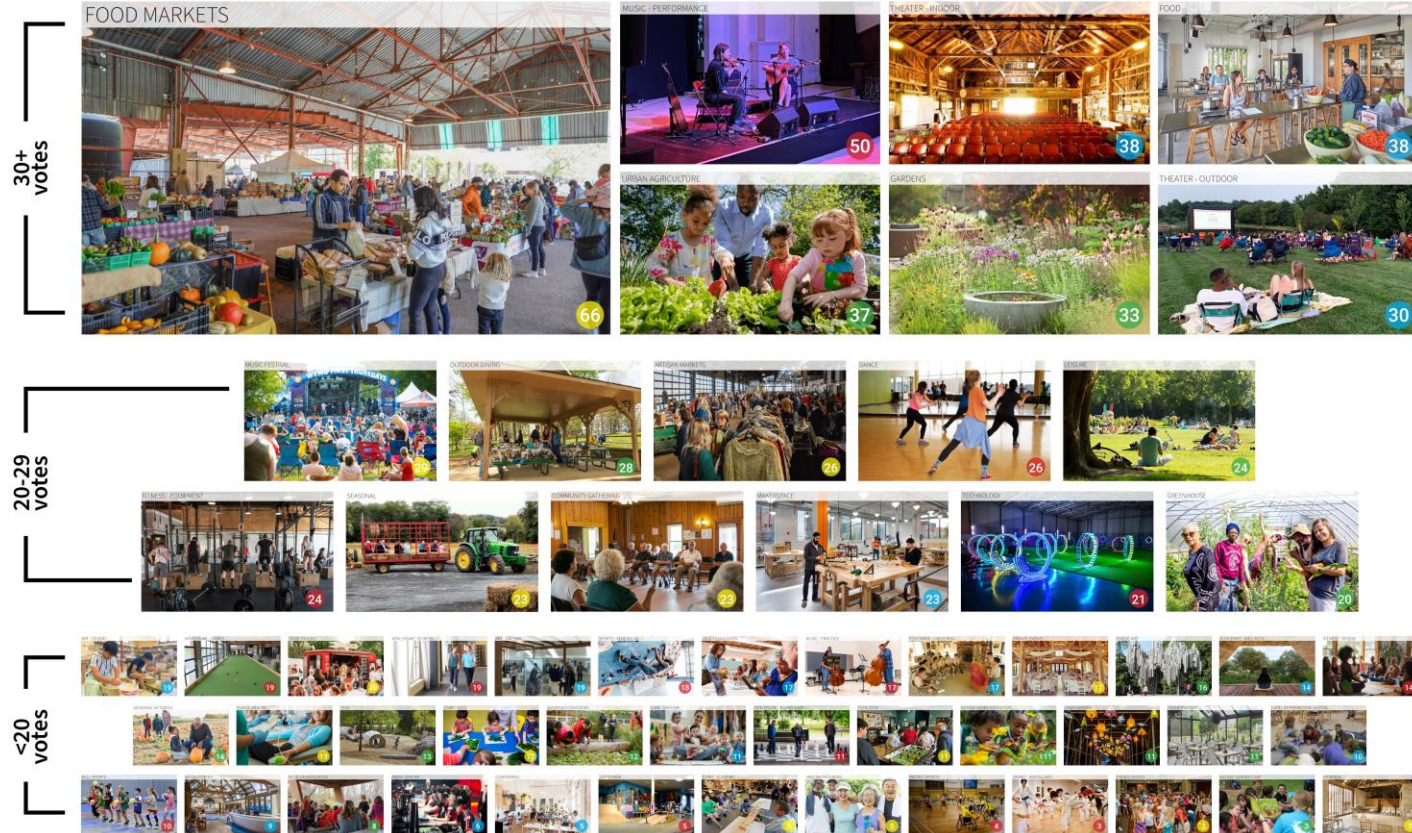
VISIONING SESSIONS: FINDINGS

FILTERING MEETING | SPRING 2025
KING FARM FARMSTEAD PARK | ROCKVILLE, MD

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City of
Rockville
Rise Together



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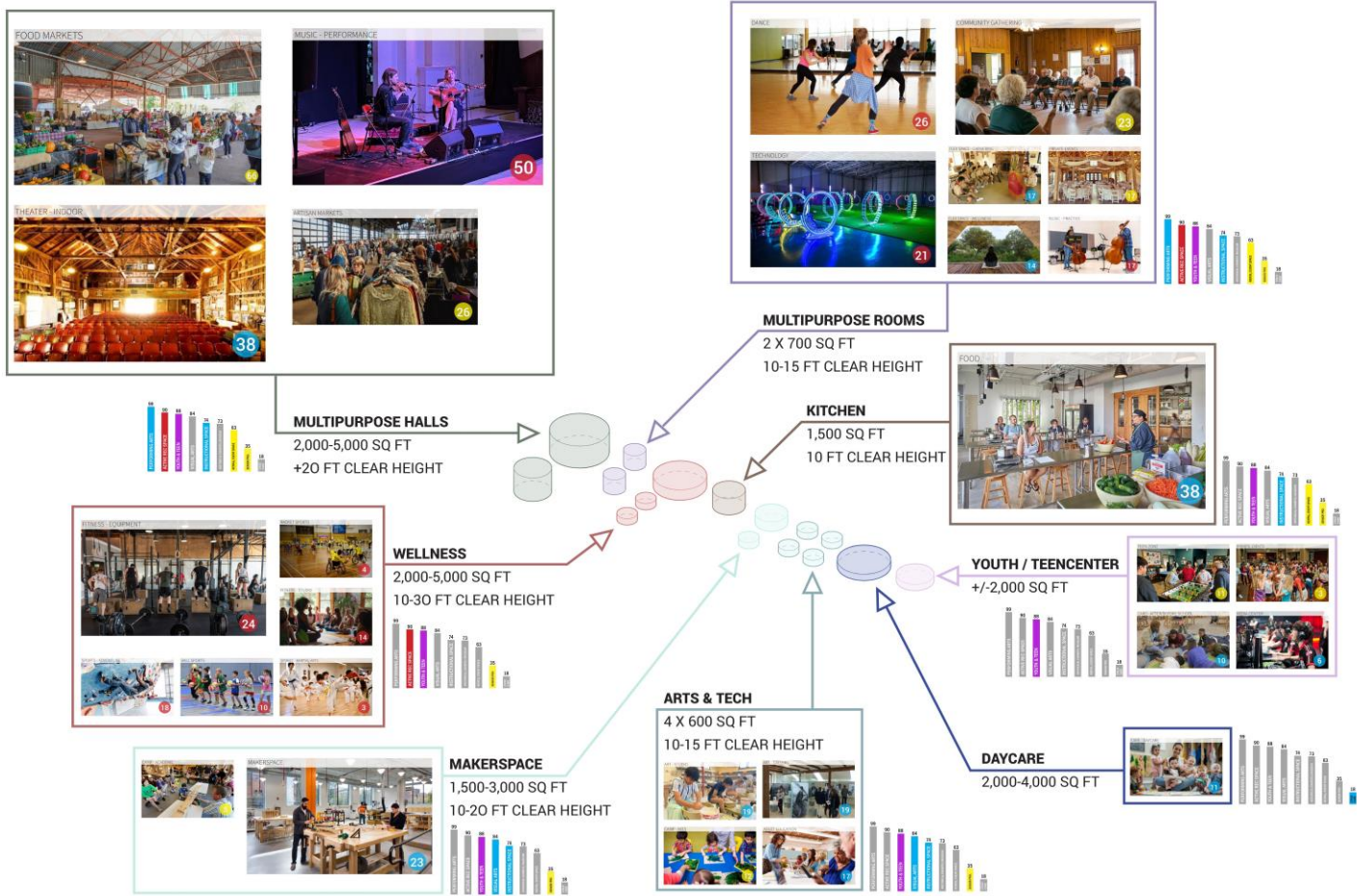
VISIONING SESSIONS: FEEDBACK DOTS

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Rockville
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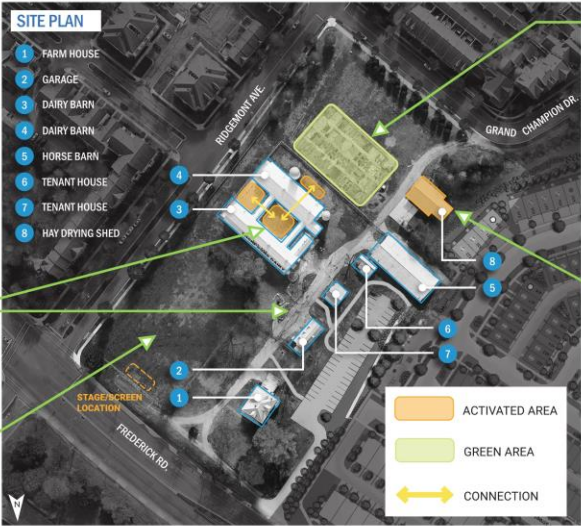
PROGRAM SIZE REQUIREMENTS

FILTERING MEETING | SPRING 2025
KING FARM FARMSTEAD PARK | ROCKVILLE, MD

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Rockville
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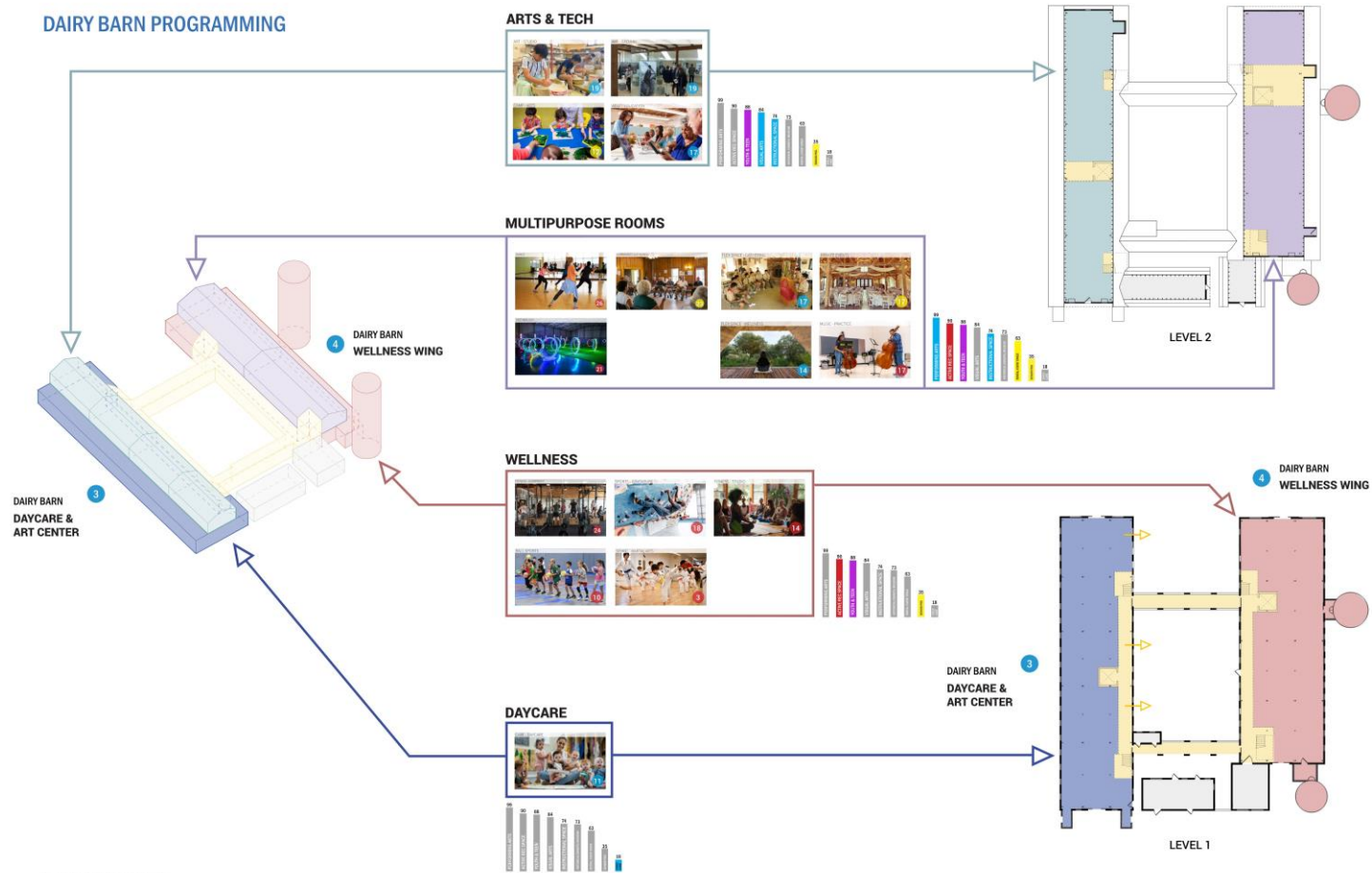
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SITE PROGRAM

FILTERING MEETING | SPRING 2025
KING FARM FARMSTEAD PARK | ROCKVILLE, MD



DAIRY BARN PROGRAMMING



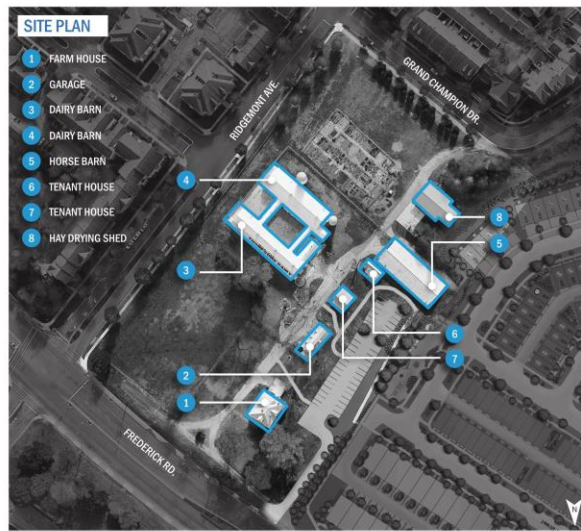
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OPTION 1 - MINIMUM INTERVENTION

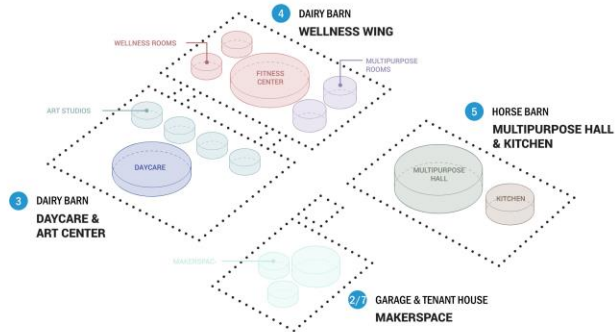
FILTERING MEETING | SPRING 2025
KING FARM FARMSTEAD PARK | ROCKVILLE, MD

Design
Collective



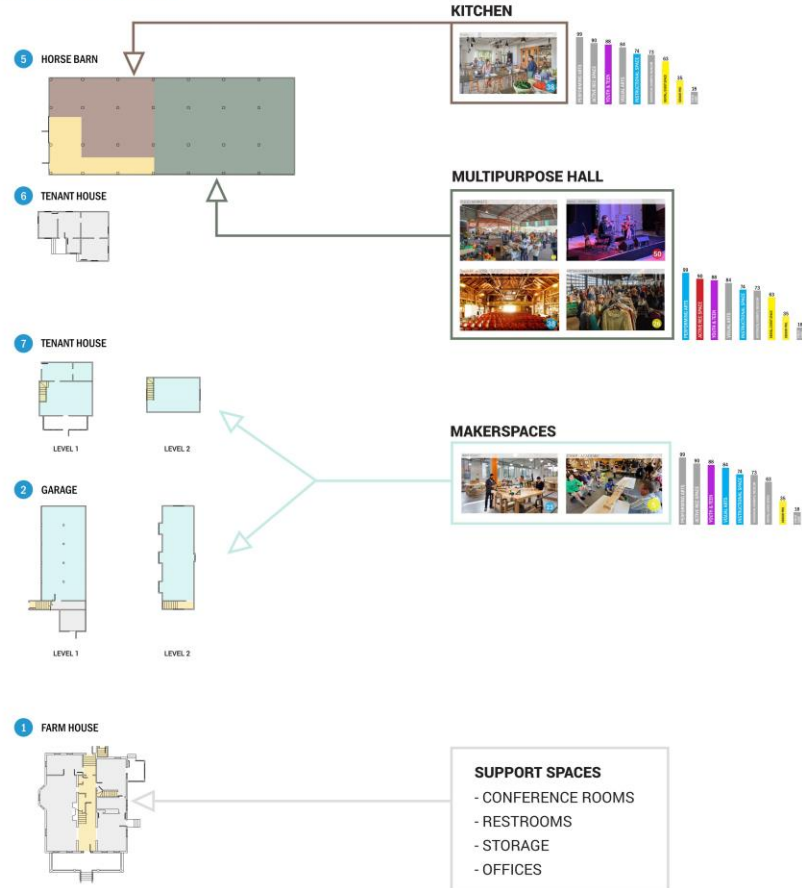


SITE PROGRAM DIAGRAM



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BUILDING PROGRAMMING



OPTION 1 - MINIMUM INTERVENTION

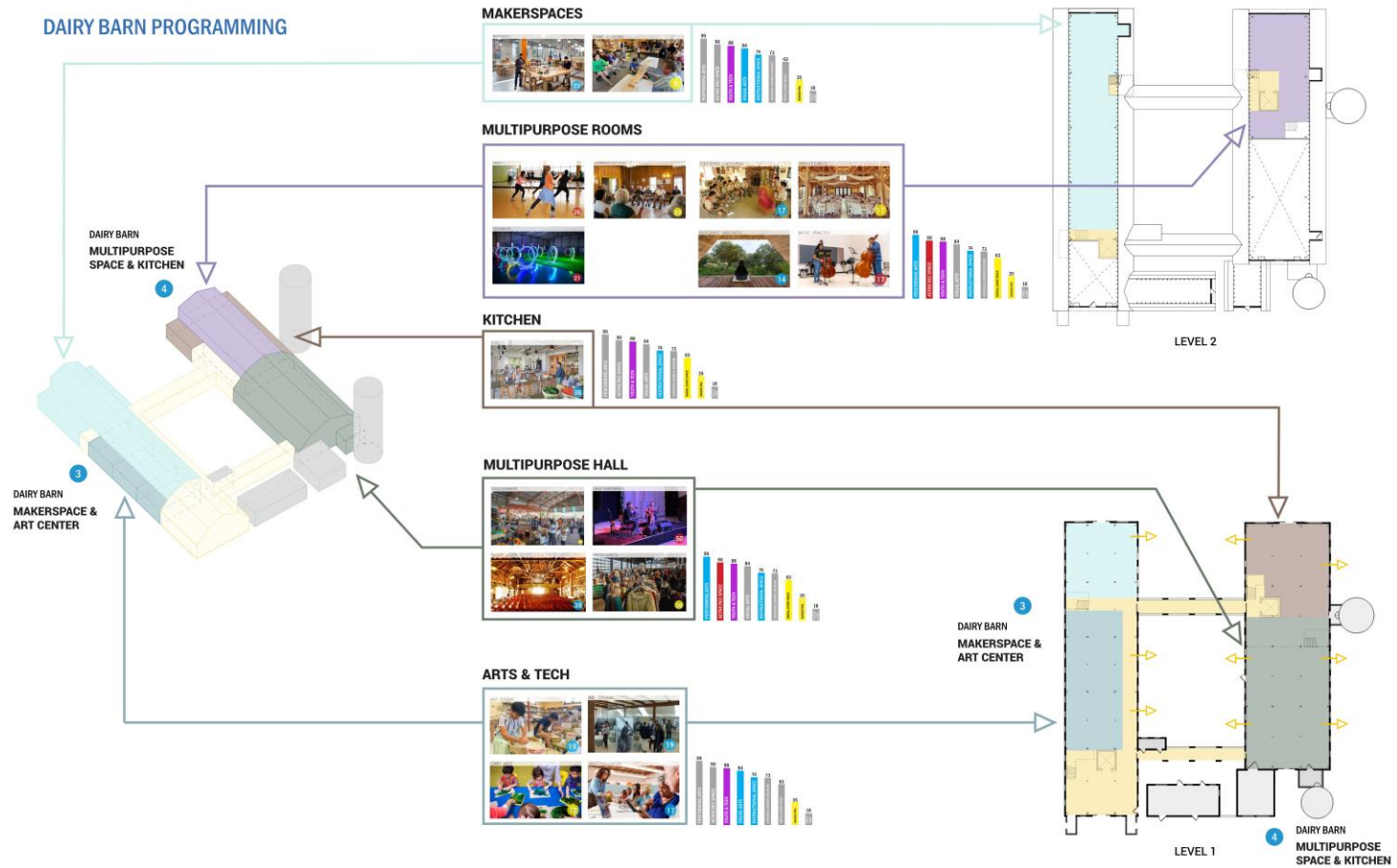
FILTERING MEETING | SPRING 2025
KING FARM FARMSTEAD PARK | ROCKVILLE, MD

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City of
Rockville
Rise Together

DAIRY BARN PROGRAMMING



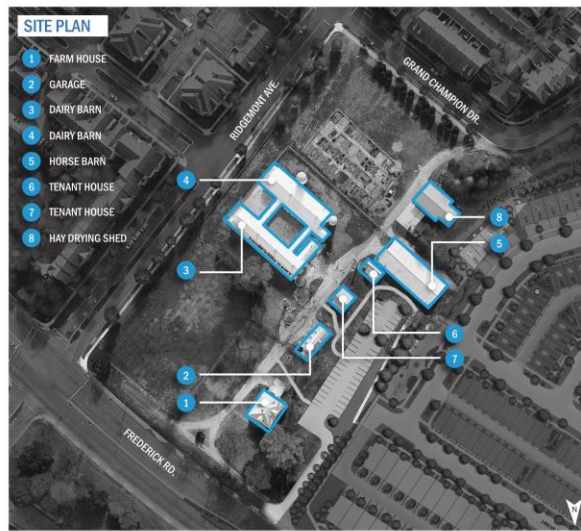
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OPTION 2 - MEDIUM INTERVENTION

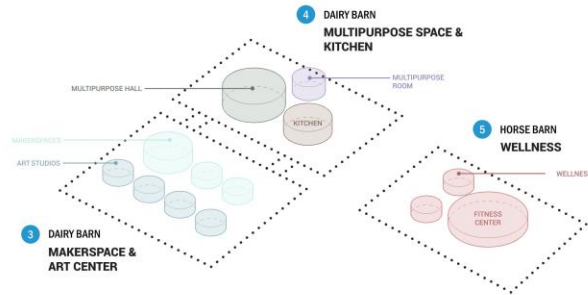
FILTERING MEETING | SPRING 2025
KING FARM FARMSTEAD PARK | ROCKVILLE, MD

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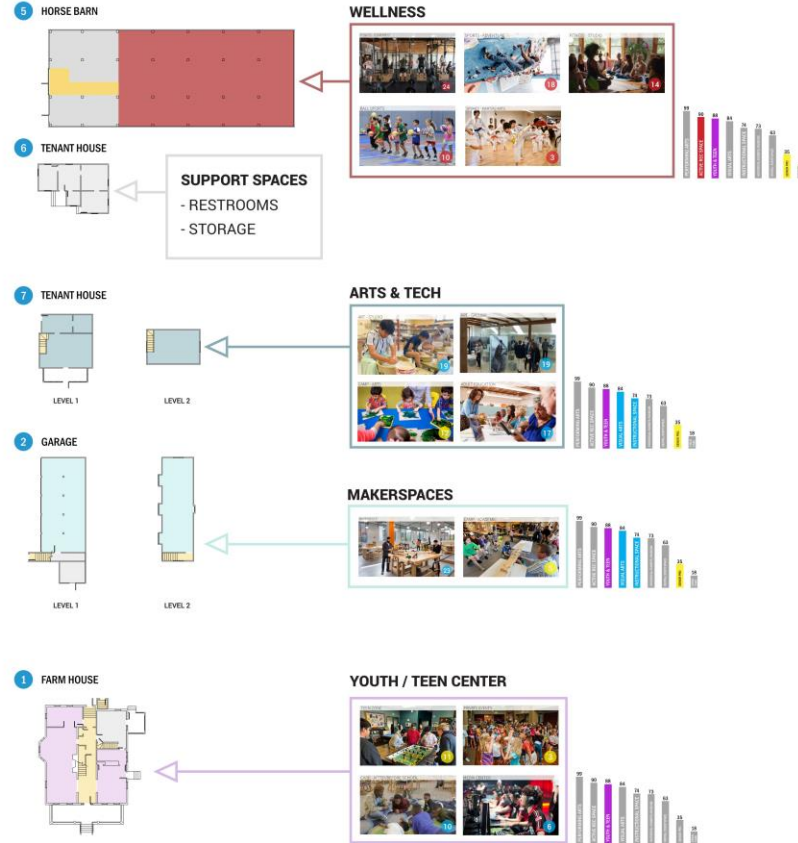


SITE PROGRAM DIAGRAM



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BUILDING PROGRAMMING



OPTION 2 - MEDIUM INTERVENTION

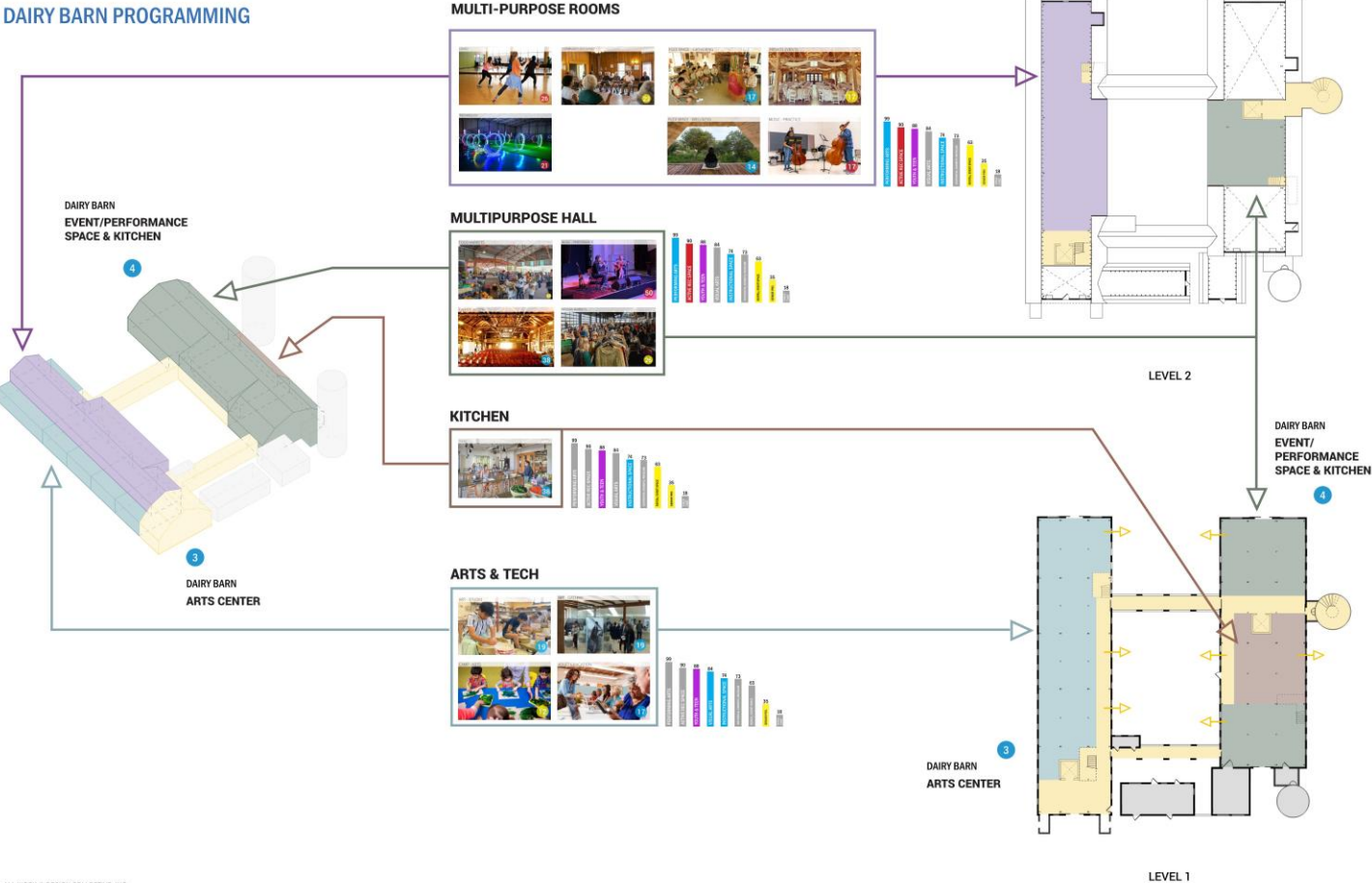
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KING FARM FARMSTEAD PARK | ROCKVILLE, MD

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City of
Rockville
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DAIRY BARN PROGRAMMING



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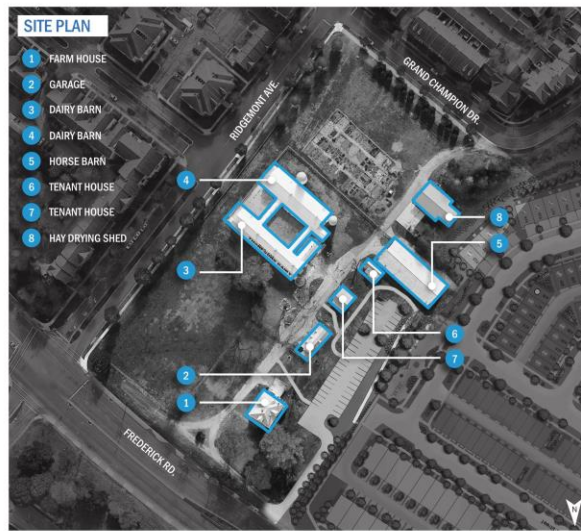
OPTION 3 - MEDIUM INTERVENTION

FILTERING MEETING | SPRING 2025
KING FARM FARMSTEAD PARK | ROCKVILLE, MD

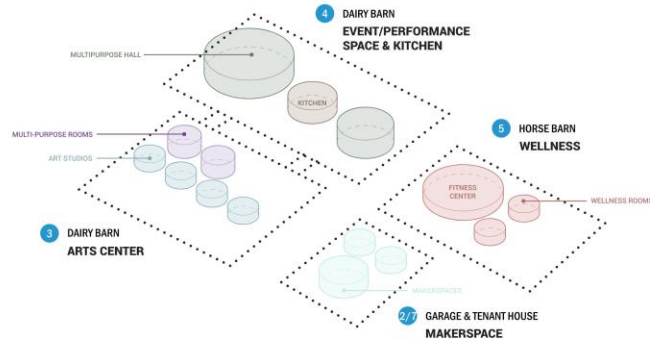
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Rockville
Rise Together



SITE PROGRAM DIAGRAM



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BUILDING PROGRAMMING

5. HORSE BARN



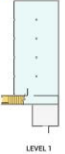
6. TENANT HOUSE



7. TENANT HOUSE



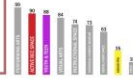
2. GARAGE



1. FARM HOUSE



WELLNESS



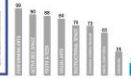
SUPPORT SPACES

- RESTROOMS
- STORAGE

MAKERSPACES



DAYCARE



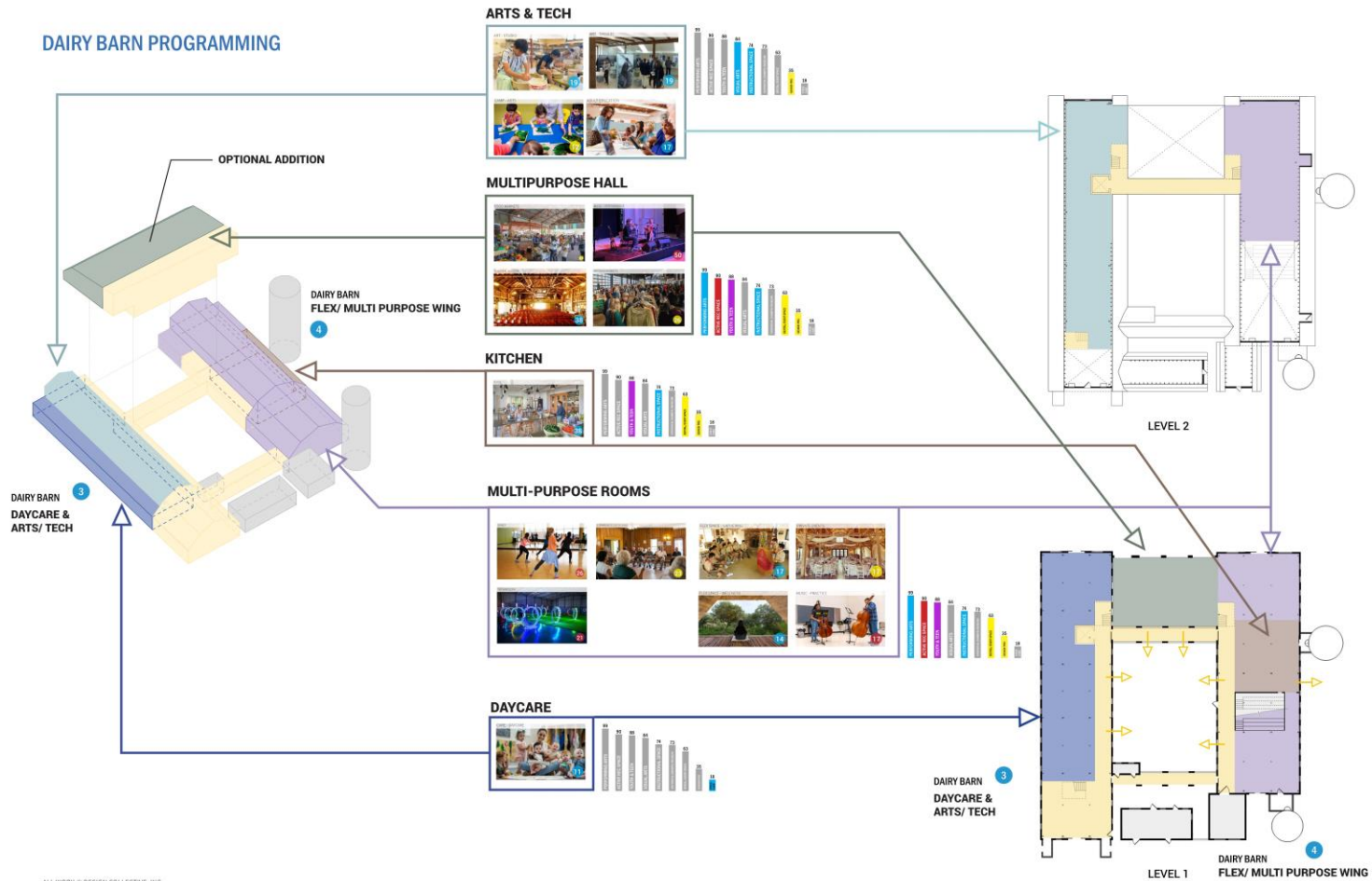
OPTION 3 - MEDIUM INTERVENTION

FILTERING MEETING | SPRING 2025
KING FARM FARMSTEAD PARK | ROCKVILLE, MD

Design
Collective



DAIRY BARN PROGRAMMING



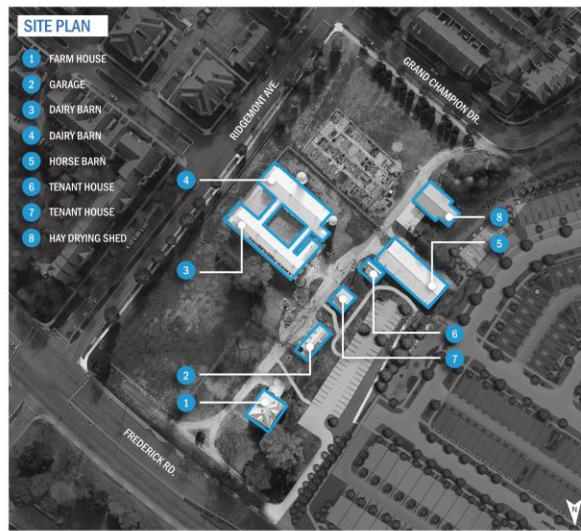
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OPTION 4 - HIGH INTERVENTION

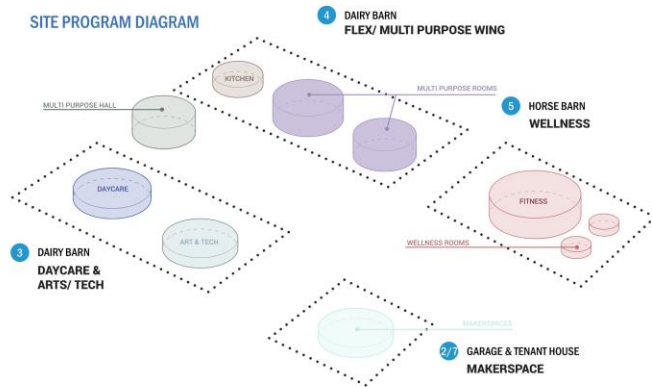
FILTERING MEETING | SPRING 2025
KING FARM FARMSTEAD PARK | ROCKVILLE, MD

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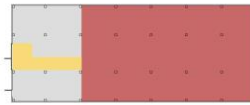
SITE PROGRAM DIAGRAM



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BUILDING PROGRAMMING

5 HORSE BARN



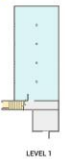
6 TENANT HOUSE



7 TENANT HOUSE



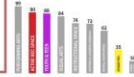
2 GARAGE



1 FARM HOUSE



WELLNESS



MAKERSPACES



SUPPORT SPACES

- CONFERENCE ROOMS
- RESTROOMS
- STORAGE
- OFFICES

OPTION 4 - HIGH INTERVENTION

FILTERING MEETING | SPRING 2025
KING FARM FARMSTEAD PARK | ROCKVILLE, MD

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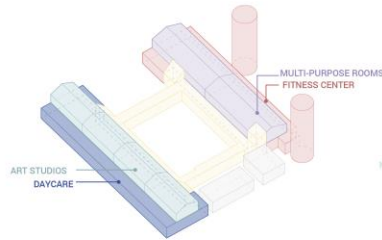
3 COMMUNITY FILTERING SESSIONS

60 PARTICIPANTS

7 SURVEY RESPONSES

YOUR FAVORITE CONCEPTS

Compiled from your filtering session votes & survey responses.



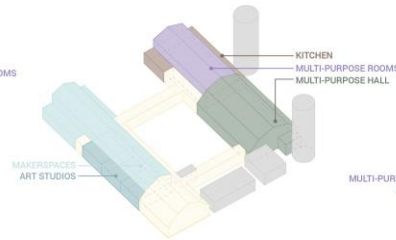
OPTION 1

4 VOTES

"Makerspaces are inclusive spaces that enrich our community and elevate our future."

"Keep it simple and get it done!"

"Seniors have recently renovated center... Youth have new skate park... DAYCARE is needed."

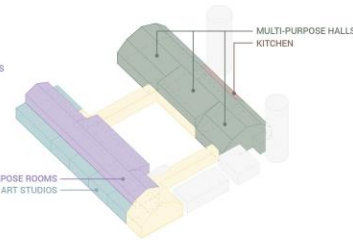


OPTION 2

19 VOTES

"Silos...Arts. Maybe a structure hanging above and kaleidoscopic light filtering through."

"Love the idea of multiple makerspaces to keep loud and dirty activities separate... Great opportunity for jobs, art and people of all ages."

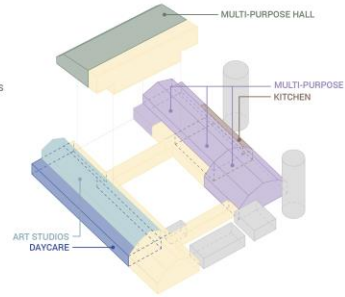


OPTION 3

13 VOTES

"Move kitchen to the end to provide more performance space."

"Add a cafe/library"



OPTION 4

32 VOTES

"Go BIG or go home! :)"

"Combine arts/tech and makerspaces in dairy barns. Move daycare to tenant house."

"Make the optional addition glass..."

Quotes compiled from your filtering session free responses and survey responses.

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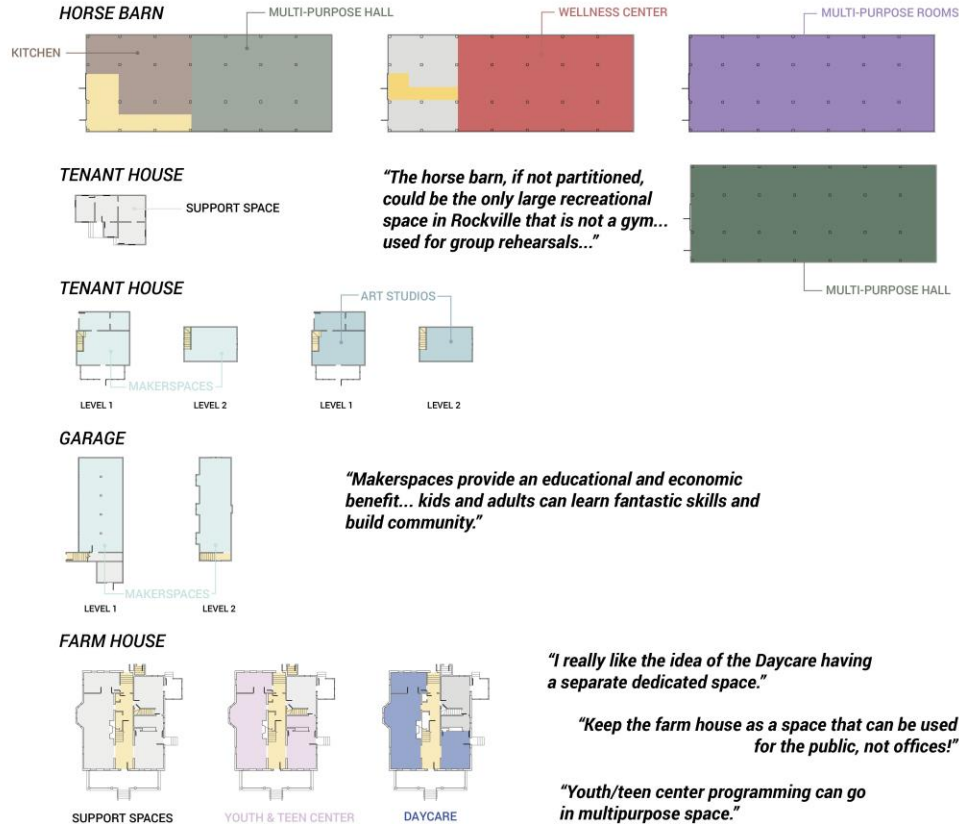
FILTERING SESSIONS: FINDINGS

FILTERING MEETING | SPRING 2025
KING FARM FARMSTEAD PARK | ROCKVILLE, MD

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ADDITIONAL PROGRAM OPTIONS



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SITE PROGRAM



"If we have a daycare, is there a playground?"

"Under cover performing arts area and outdoor amphitheater lawn seating..."

"Gardens and green space - please keep... no more parking lots in park."

"Dog park!"

"Love the idea of a courtyard space."

Quotes compiled from your filtering session free responses and survey responses.

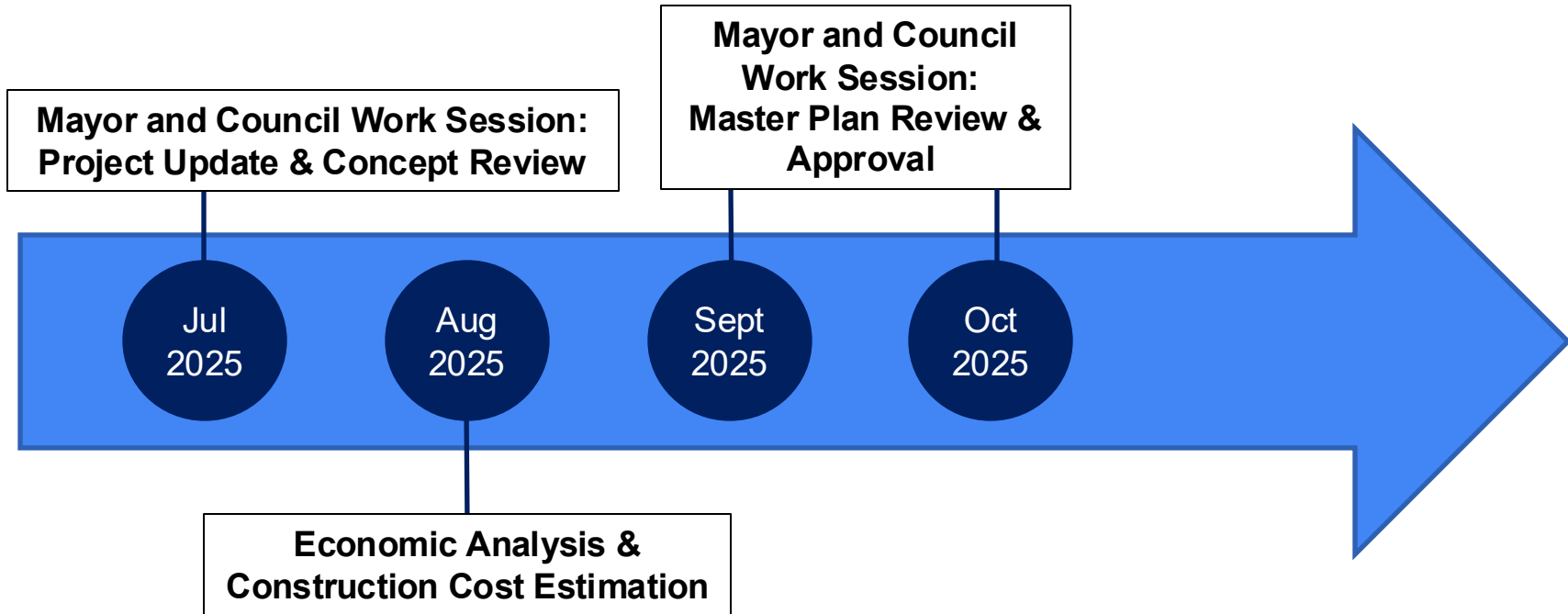
FILTERING SESSIONS: FINDINGS

FILTERING MEETING | SPRING 2025
KING FARM FARMSTEAD PARK | ROCKVILLE, MD

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Project Timeline



Questions?



Requested Feedback

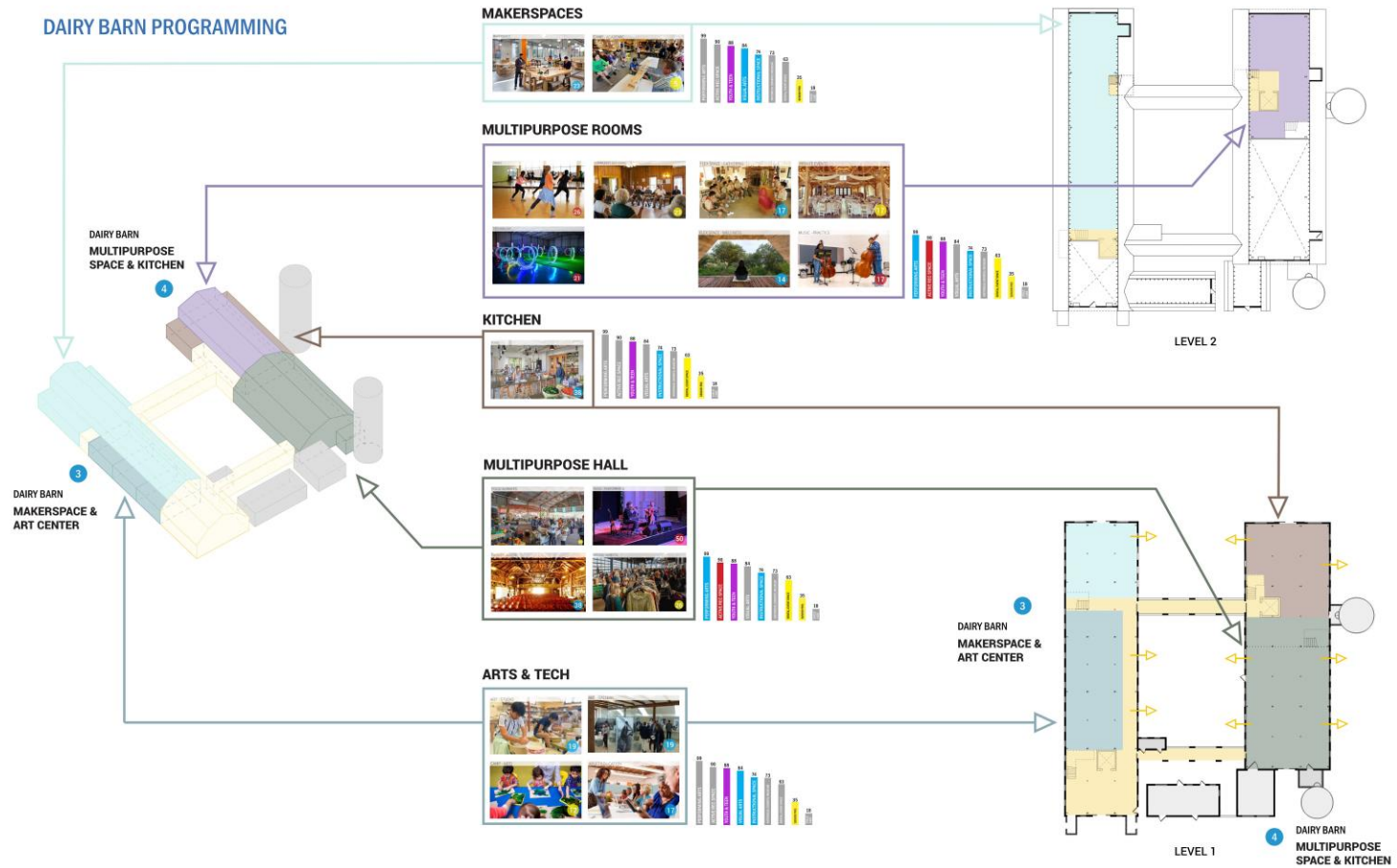
1. Do you have any additional recommendations for programs and building uses?

- **Multipurpose Hall**
- **Wellness**
- **Makerspaces**
- **Arts & Tech**
- **Multipurpose Rooms**
- **Community Kitchen**
- **Youth/Teen Center**
- **Daycare/Childcare**

2. Which option do you recommend moving to the next phase for economic analysis and construction cost estimation?

- **Option 1 – Minimum Intervention**
- **Option 2 – Medium Intervention**
- **Option 3 – Medium Intervention**
- **Option 4 – High Intervention**

DAIRY BARN PROGRAMMING



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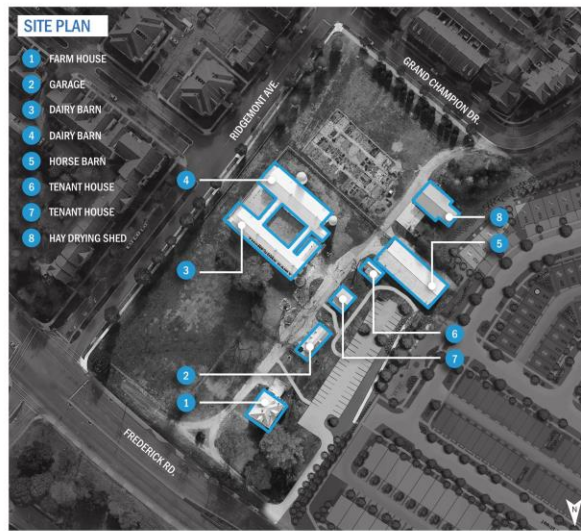
OPTION 2 - MEDIUM INTERVENTION

FILTERING MEETING | SPRING 2025
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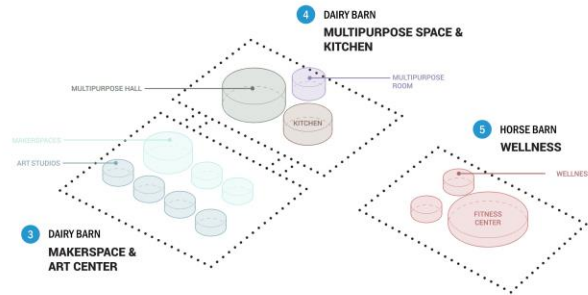
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Rockville
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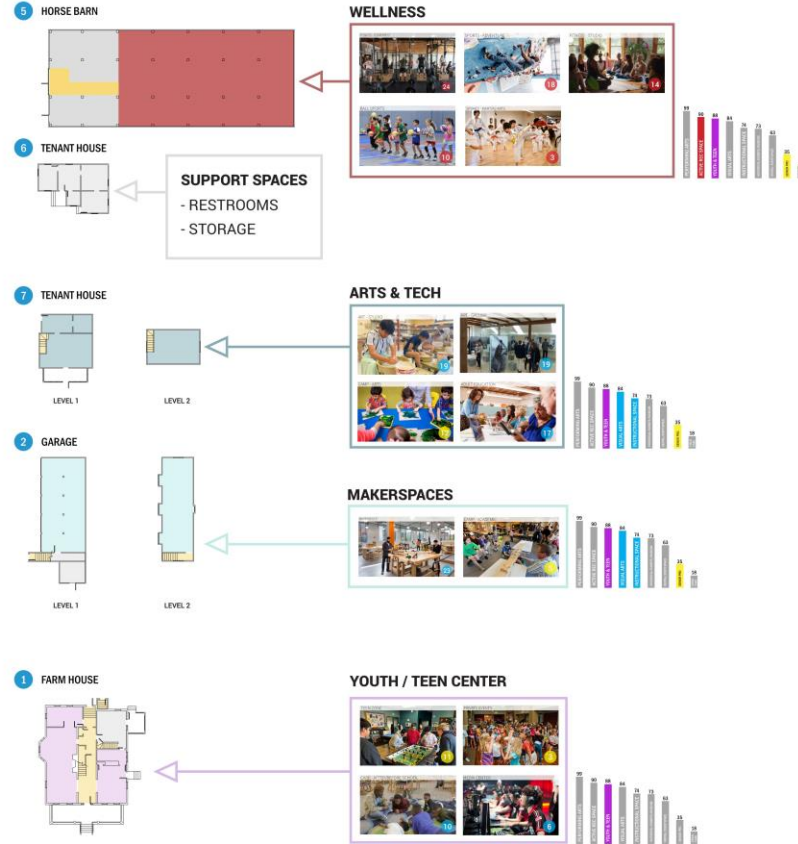


SITE PROGRAM DIAGRAM



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BUILDING PROGRAMMING



OPTION 2 - MEDIUM INTERVENTION

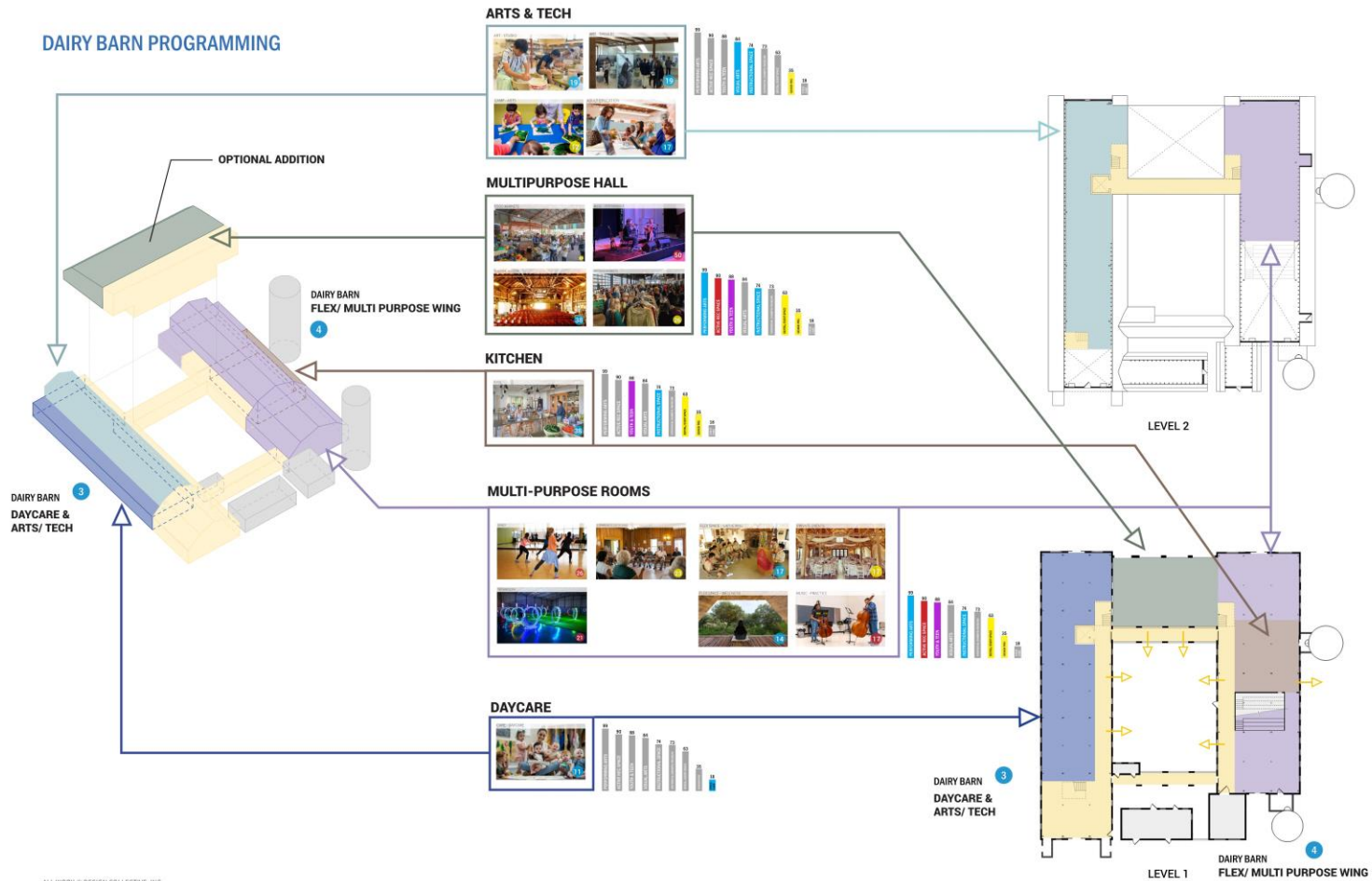
FILTERING MEETING | SPRING 2025
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DAIRY BARN PROGRAMMING



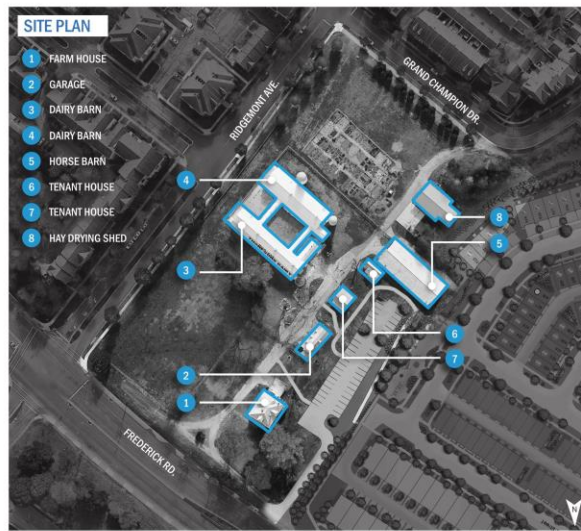
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OPTION 4 - HIGH INTERVENTION

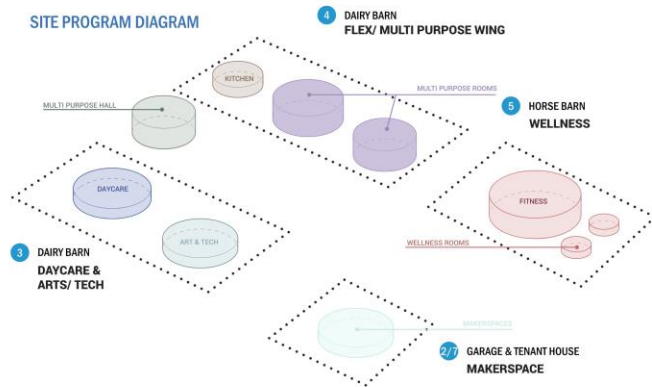
FILTERING MEETING | SPRING 2025
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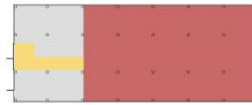
SITE PROGRAM DIAGRAM



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BUILDING PROGRAMMING

5 HORSE BARN



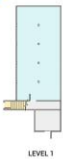
6 TENANT HOUSE



7 TENANT HOUSE



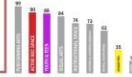
2 GARAGE



1 FARM HOUSE



WELLNESS



MAKERSPACES



SUPPORT SPACES

- CONFERENCE ROOMS
- RESTROOMS
- STORAGE
- OFFICES

OPTION 4 - HIGH INTERVENTION

FILTERING MEETING | SPRING 2025
KING FARM FARMSTEAD PARK | ROCKVILLE, MD

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MAYOR AND COUNCIL Meeting Date: July 14, 2025

Agenda Item Type: MOCK AGENDAS

Department: CITY CLERK/DIRECTOR OF COUNCIL OPERATIONS OFFICE

Responsible Staff: SARA TAYLOR-FERRELL

Subject

Mock Agenda

Recommendation

Staff recommends the Mayor and Council review and provide comments.

Attachments

Mock Agenda July 21, 2025.pdf



MAYOR AND COUNCIL

Meeting No. 19-25
Monday, July 21, 2025 - 6:30 PM

MOCK AGENDA

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

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

Translation Assistance

Individuals who wish to participate in-person at Mayor and Council meetings during Community Forum or Public Hearings and who may need assistance with translation service other than English, please contact the City Clerk's Office at 240-314-8280, 3 business days prior to the meeting date (the Wednesday before the Monday meeting) or email at cityclerk@rockvillemd.gov, or by using this form: <https://www.rockvillemd.gov/FormCenter/City-Clerk-11/Sign-Up-for-Translation-Assistance-at-Co-368>

In-Person Attendance

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

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

Viewing Mayor and Council Meetings

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

Participating in Community Forum & Public Hearings:

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

- Please email the comments to mayorandcouncil@rockvillemd.gov no later than 10:00 am on the date of the meeting.

If you wish to participate in-person or virtually in Community Forum or Public Hearings during the live Mayor and Council meeting:

1. Send your Name, Phone number, For Community Forum and Expected Method of Joining the Meeting (computer or phone) to mayorandcouncil@rockvillemd.gov no later than 10:00 am on the day of the meeting. Each speaker will receive 3 minutes.
2. Send your Name, Phone number, the Public Hearing Topic and Expected Method of Joining the Meeting (computer or phone) to mayorandcouncil@rockvillemd.gov no later than 10:00 am on the

day of the meeting.

3. On the day of the meeting, you will receive a confirmation email with further details, and two Webex invitations: 1) Optional Webex Orientation Question and Answer Session and 2) Mayor & Council Meeting Invitation.
4. Plan to join the meeting no later than approximately 20 minutes before the actual meeting start time.
5. Read for <https://www.rockvillemd.gov/DocumentCenter/View/38725/Public-Meetings-on-Webex> meeting tips and instructions on joining a Webex meeting (either by computer or phone).
6. If joining by computer, Conduct a WebEx test: <https://www.webex.com/test-meeting.html> prior to signing up to join the meeting to ensure your equipment will work as expected.

Participating in Mayor and Council Drop-In (Mayor Ashton and Councilmember Van Grack)

The next scheduled Drop-In Session will be held by phone or in-person on Monday, July 21 from 5:15-6:15 pm with Mayor Ashton and Councilmember Van Grack. Please sign up by 10 am on the meeting day using the form at: <https://www.rockvillemd.gov/formcenter/city-clerk-11/sign-up-for-dropin-meetings-227>

1. **Convene - 6:30 PM**
2. **Pledge of Allegiance**
3. **Proclamation and Recognition**
4. **Agenda Review**
5. **City Manager's Report - 6:35 PM**
6. **Boards and Commissions Appointments and Reappointments - 6:45 PM**
 - A. Board and Commission Appointment and Reappointment
7. **Community Forum - 6:55 PM**
8. **Special Presentations - NONE**
9. **Consent Agenda - NONE**
10. **Public Hearing - NONE**
11. **Action Items - NONE**
12. **Worksession - 8:25 PM**
 - A. Rent Stabilization Worksession
 - C. Worksession #2 - Election Consultants Recommendations on City Election Reform - Gant Group
 - B. Economic Development Worksession
13. **Mock Agenda - 11:25 PM**

14. Old / New Business - 11:30 PM

15. Adjournment - 11:45 PM