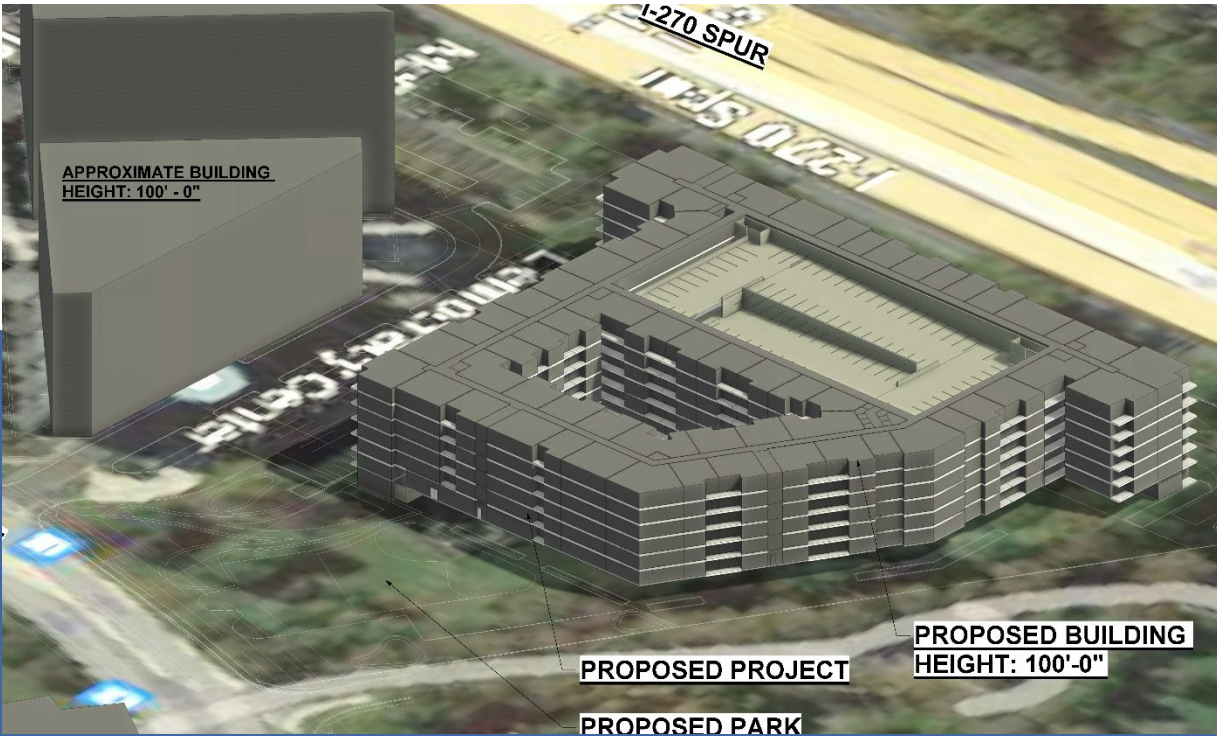


DEMOCRACY CENTER
SKETCH PLAN NO. 320240050



The Sketch Plan proposes to add a 7-story multi-family residential development with up to 393 dwelling-units to an existing office development.

Sketch Plan No. 320240050

Completed: 05-20-2024

MCPB

Item No.

05-30-2024

Montgomery County

Planning Board

2425 Reedie Drive, Floor 14

Wheaton, MD 20902

Planning Staff



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LOCATION/ADDRESS

Located at the northwest quadrant of the intersection of Fernwood Road and Rockledge Drive in Rock Spring

MASTER PLAN

2017 Rock Spring Sector Plan

ZONE

CR -1.5, C-1.25, R-0.75, H-200

PROPERTY SIZE

15.346 acres

APPLICANT

Democracy Center MF, LLC

ACCEPTANCE DATE

February 7, 2024

REVIEW BASIS

Chapter 59

Summary:

- Staff recommends approval of the Sketch Plan with conditions.
- The Applicant proposes to construct a multi-family residential building with a maximum height of 100 feet. The proposed building is comprised of up to 472,710 square feet of residential uses (393 dwelling units), including 15% MPDUs, using the Optional Method of development.
- The Property is currently occupied with 671,350 square feet of commercial development, which will be retained. A future Preliminary Plan will create separate lots for the commercial development and multi-family residential development.
- The Sketch Plan creates a 1.30-acre urban recreational park that is privately owned but accessible to the public.

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SECTION 1: EXECUTIVE SUMMARY

Sketch Plan No. 320240050, Democracy Center, adds multifamily residential as infill development to an existing office development. The residential development will be constructed on currently undeveloped space adjacent to the office buildings and will use the existing vehicular circulation system. The proposed development helps fulfill the vision of the 2017 *Rock Spring Sector Plan* by continuing the transformation of an existing office park to a more mixed-use area.

The proposed development also contributes to the community by providing a new, privately-owned public active recreation park. While the final size and design of the park will be determined at Site Plan, the space is currently shown as approximately 1.3 acres and includes a mix of hard courts, bocce courts, open lawn, a nature-based play area, and a plaza with game tables. The existing trees will be retained as much as possible throughout the redevelopment process, with new landscaping added to frame the spaces and welcome the public.

The Property is one recorded lot but is anticipated to be subdivided into two lots, with the office development and residential development located on separate lots.

SECTION 2: RECOMMENDATIONS AND CONDITIONS

SKETCH PLAN 320240050

Staff recommends approval of Democracy Center, Sketch Plan No. 320240050, for up to 1,183,247 square feet of density on 15.346 acres, zoned CR -1.5, C-1.25, R-.075, H-200, in the 2017 *Rock Spring Sector Plan*. The following site development elements shown on the latest electronic version of Sketch Plan No. 320240050, as of the date of this Staff Report submitted via ePlans to the M-NCPPC, are required except as modified by the conditions below.

1. Maximum density and height;
2. Approximate location of lots and public dedications;
3. General location and extent of public open space;
4. General location of vehicular access points; and
5. Public benefit schedule.

All other elements of the Sketch Plan are illustrative and subject to refinement at the time of Site Plan.

This approval is subject to the following conditions:

1. **Density**

The Sketch Plan is limited to a maximum of 1,183,247 square feet of total development, comprised of 472,710 square feet of residential development (including bonus density for providing 15% Moderately Priced Dwelling Units (MPDUs)) and 710,537 square feet of commercial development (including 671,350 square feet of existing development and 39,187 square feet of unbuilt commercial density).

2. **Height**

The development is limited to a maximum building height of 100 feet, as measured from the building height measuring point to be illustrated on the Certified Site Plan.

3. **Incentive Density**

The development must be constructed with the public benefits listed below unless modifications are made under Section 59.7.3.3.I. Total points must equal at least 100 and be chosen from at least 4 categories as required by Section 59.4.5.4.A.2. The requirements of Division 59.4.7 and the *CR Zone Incentive Density Implementation Guidelines* must be fulfilled for each public benefit. Final points will be established at Site Plan approval.

- a) Major Public Facility, achieved by providing and constructing a privately-owned public active recreation park;
- b) Transit Proximity, achieved through level 2 transit proximity;
- c) Diversity of Uses and Activities, achieved by providing affordable housing and dwelling unit mix;
- d) Quality of Building and Site Design, achieved through structured parking and exceptional design; and

- e) Protection and Enhancement of the Natural Environment achieved through the purchase of building lot terminations.

4. **Public Open Space**

The Applicant must provide a minimum of 10% of the Site Area (668,484 square feet) as Public Open Space, totaling 66,848 square feet.

5. **Future Coordination for the Preliminary Plan and Site Plan**

In addition to any other requirements for Site Plans under Chapter 59, the following must be addressed in the Site Plan and Preliminary Plan application:

- a) The Applicant must submit and receive approval of a Preliminary/Final Forest Conservation Plan.
- b) The Applicant must submit a noise analysis for the current and future transportation noise impacts at the time of Preliminary Plan.
- c) Stormwater Management concept approval consistent with Chapter 19 of the Montgomery County Code.
- d) Final design of the public recreation space must be included with the Site Plan.
- e) Revise the public benefit point calculations to reflect the correct calculations for a major public facility.
- f) Revise the public benefit point calculations to reflect the level 2 transit proximity to the Property.

6. **Validity**

A site plan must be submitted within 36 months after the date the resolution is sent for this Sketch Plan per Section 59.7.3.3.G.

SECTION 2: SITE DESCRIPTION

VICINITY

The Subject Property or “Property” (outlined below) is located in the northwest quadrant of the intersection of Rockledge Drive/Fernwood Road and Westlake Terrace in the Rock Spring area. The spur of I-270 is directly to the west of the Property and diagonally to the west is Westfield Montgomery Mall and the Westfield Montgomery Mall Transit Center. While the surrounding area is predominantly commercial and office uses, a townhouse development, Montgomery Row, is located to the east on Westlake Terrace/Fernwood Road. ELP Bethesda at Rockspring is a recently approved continuing care/retirement community, with associated retail and restaurant uses, south of the Property across Westlake Terrace.

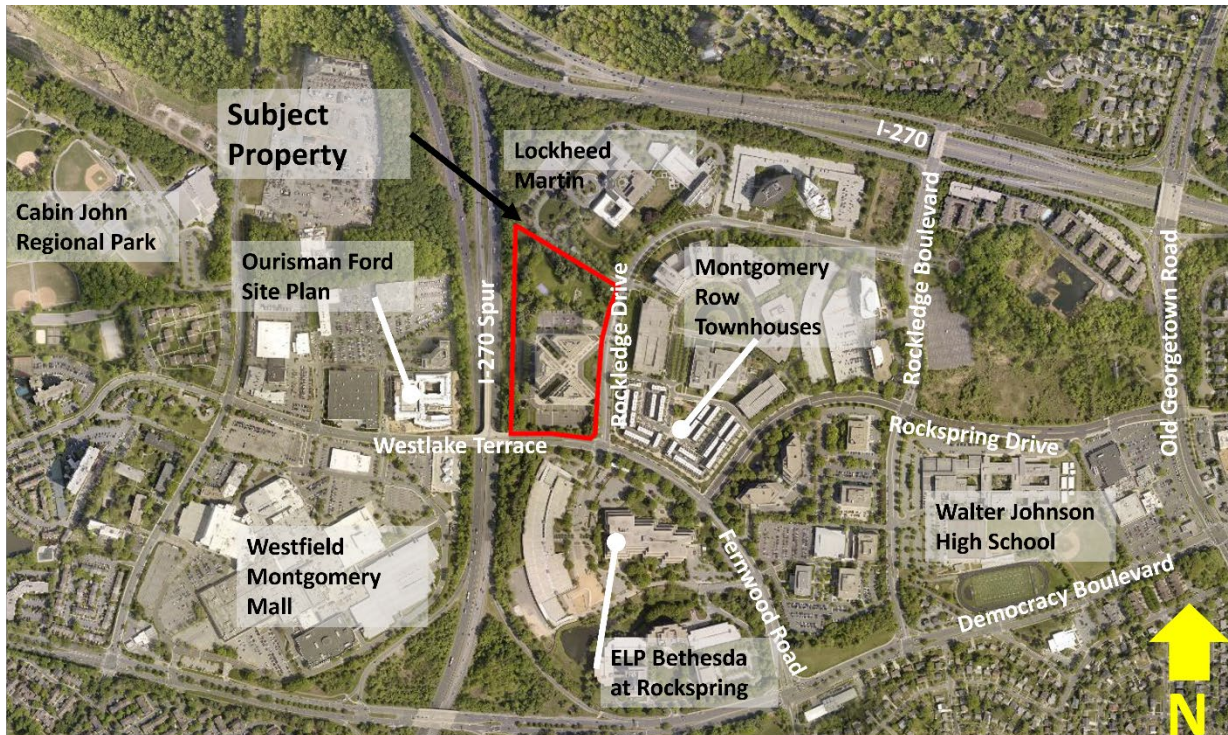


Figure 1 – Vicinity Map

PROPERTY DESCRIPTION

The Subject Property is approximately 15.33 acres in size and is zoned CR-1.5, C-1.25, R-0.75, H-200. The Property is recorded on Record Plat No. 12853 as Parcel 10, as a resubdivision of Rock Spring Park Outlot A. The Property has public road frontage on three sides:

- Rockledge Drive, to the east;
- Westlake Terrace/Fernwood Road, to the south; and
- Interstate 270 spur, to the west, a grade-separated, access-restricted interstate highway.



Figure 2 – Subject Property

The Property is currently developed with three triangular-shaped office buildings, Two Democracy Center (15 stories) is flanked on either side by One and Three Democracy Center, each with nine stories. The three buildings include 671,350 square feet of commercial development. The Property includes a total of 1,773 parking spaces with 304 surface parking spaces and 1,649 below-grade parking spaces. The northern portion of the Property includes an undeveloped area with a playground, basketball court, and walking paths. All vehicular access is from Rockledge Drive.

There are no sensitive environmental features or forest on the Property. While the developed portion of the Property is relatively flat, the undeveloped area is approximately 10-15 feet higher than the Rockledge Drive frontage to the east.

SECTION 3: PROJECT DESCRIPTION

PREVIOUS APPROVALS

PRELIMINARY PLAN NO. 119792670

On January 30, 1980, the Planning Board approved Preliminary Plan No. 119792670 for 660,000 square feet of office development.

SITE PLAN NO. 819810300

On June 16, 1983, the Planning Board approved Site Plan No. 819810300 to build three office buildings with 660,000 square feet of office use. An administrative revision to Site Plan No. 819810300 increased the allowable development to 716,400 total square feet.

SITE PLAN NO. 81981030A

On August 21, 2012, Site Plan Amendment No. 81981030A was administratively approved to add a generator pad with a standby generator, enclosure, and associated landscape screening.

SITE PLAN NO. 81981030B

On December 12, 2023, Site Plan Amendment No. 81981030B was administratively approved to add 1,040 square feet of lobby space and revise the landscaping and public open space.

PROPOSAL

The proposed development will construct a multi-family residential building with up to 472,710 square feet of residential uses, including 15% MPDUs and a maximum height of 100 feet. The new development will occur on the existing open space and the three office buildings will be retained. The proposed development includes structured parking wrapped by the residential building. An approximately 1.3-acre privately-owned public recreation park will be built as part of this development.



Figure 3 – Sketch Plan

BUILDING/ARCHITECTURE

The proposed multifamily development will be contemporary in style, introducing a modernized architectural aesthetic to the existing predominant office park context. The design of the building will incorporate sustainable design strategies to reduce the environmental impact of the Project. The proposed architecture will be articulated with fenestration and offsets in the massing to create visual interest and engagement. The main entrance will face south and respond to the vehicular circulation system, to facilitate drop-off and pickups. The leasing office and amenity space will wrap around the southeast corner of the building, activating the privately-owned public recreation park.

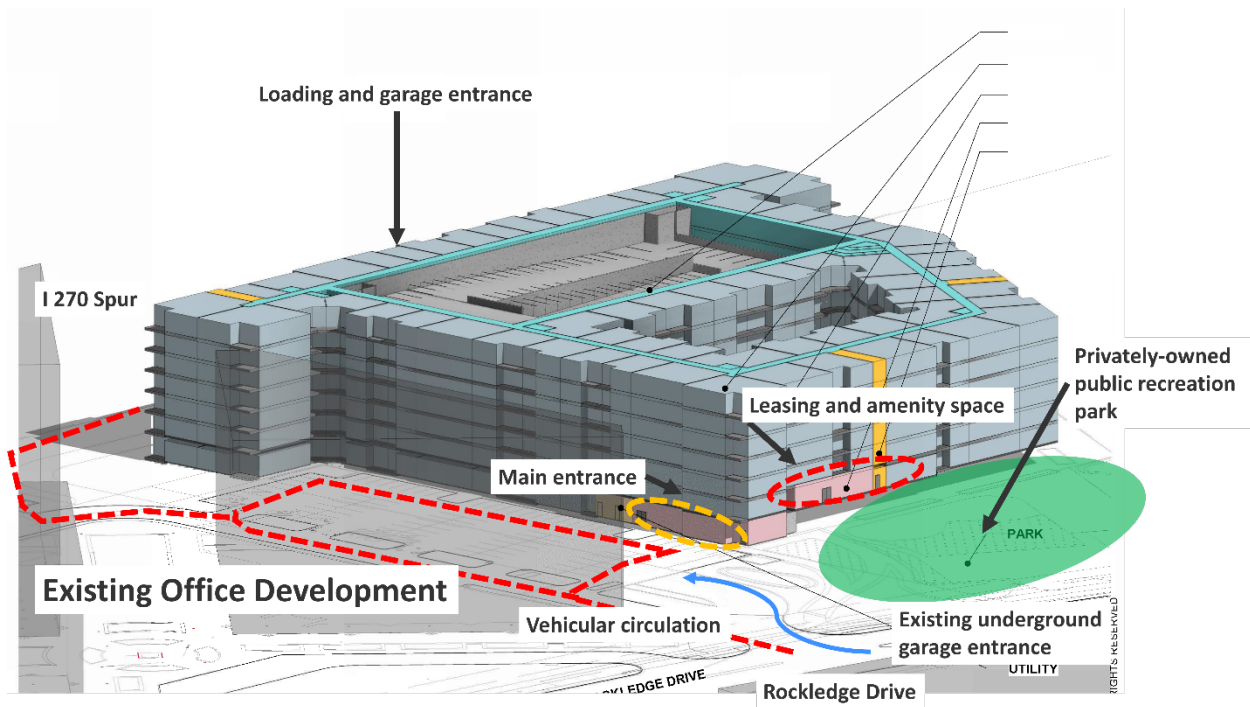


Figure 4 – Multifamily residential building, viewed from the southeast

OPEN SPACE

The proposed development will provide a privately-owned public recreation park to benefit the residents and surrounding community. While the final design will be determined through the Site Plan process, the current plans show hard-surface courts adjacent to Rockledge Drive with an outdoor plaza with tables and chairs. An open lawn area transitions to bocce courts and nature-based play areas. Landscaping provides a transition from public space to private space. The park includes a circulation system and signage so that the public nature of the space is clear. The path system is ADA-accessible and helps shape and divide the space. The Applicant has coordinated with the Montgomery County Parks Department on the design of the space and recreation features included.



Figure 5 - Privately owned public recreation park

TRANSPORTATION

Vehicular access to the Property is proposed via an existing access on Rockledge Drive located just south of the proposed building. The access also serves the office buildings directly south of the Site by providing connections to both an existing underground parking garage and existing surface parking lots. One of these surface parking lots will be reconfigured as part of the development project. This includes the addition of an on-site layby to serve the front entrance of the proposed building.

A new driveway will also connect to the existing driveway at the southwest corner of the Subject Property. This driveway located along the Property’s western boundary, provides access to the building’s loading dock and trash area as well as an entrance to an above ground parking structure. It also serves as fire access.

Pedestrian and bicycle access is proposed via Rockledge Drive. The frontage improvements will be determined at the time of Preliminary Plan.

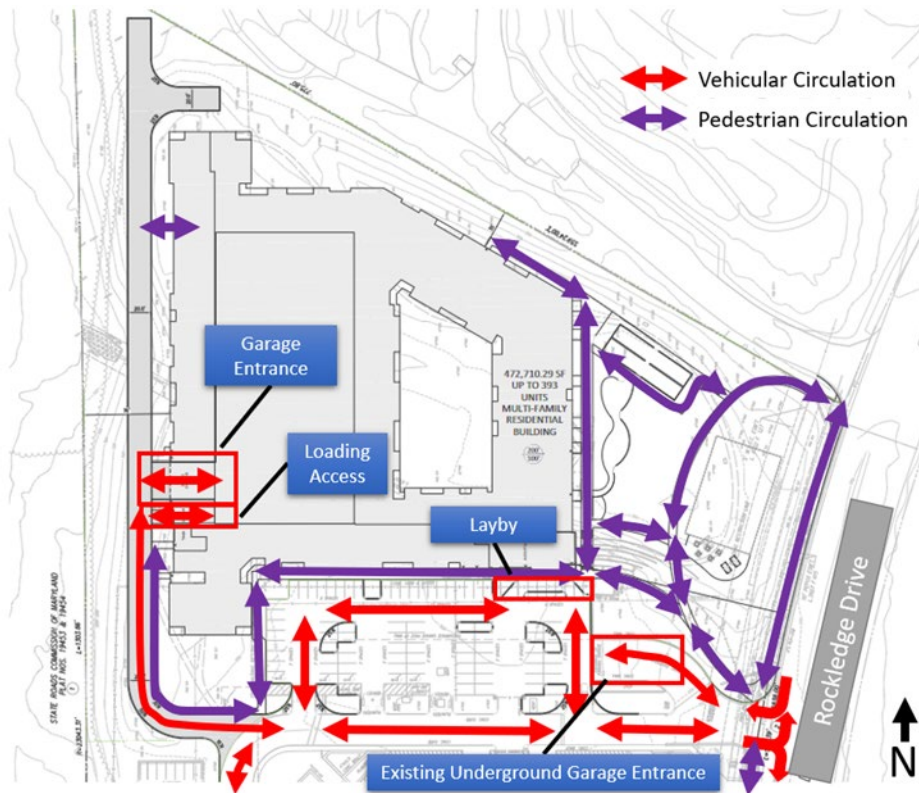


Figure 6 - Vehicular and Nonmotorized Circulation

Per the 2017 *Rock Spring Sector Plan* and the 2019 *Rock Spring Urban Design Guidelines*, Rockledge Drive is identified as a candidate for a road diet, reducing the number of lanes from four through lanes with a median/limited turn lanes to two through lanes with a consistent center turn lane.

The envisioned roadway cross-section includes a 7-foot-wide street buffer and 6.5-foot-wide one-way separated bike lane on both sides of the road, as well as a 2-foot-wide shy zone, and 7-foot sidewalk. However, implementation of this road diet may not coincide with this project. Therefore, further coordination by the applicant with M-NCPPC and MCDOT staff will be needed at the time of Preliminary Plan to determine the appropriate frontage improvements. No dedication will be needed to accomplish the envisioned cross-section as the existing 80-foot-wide ROW is sufficient.

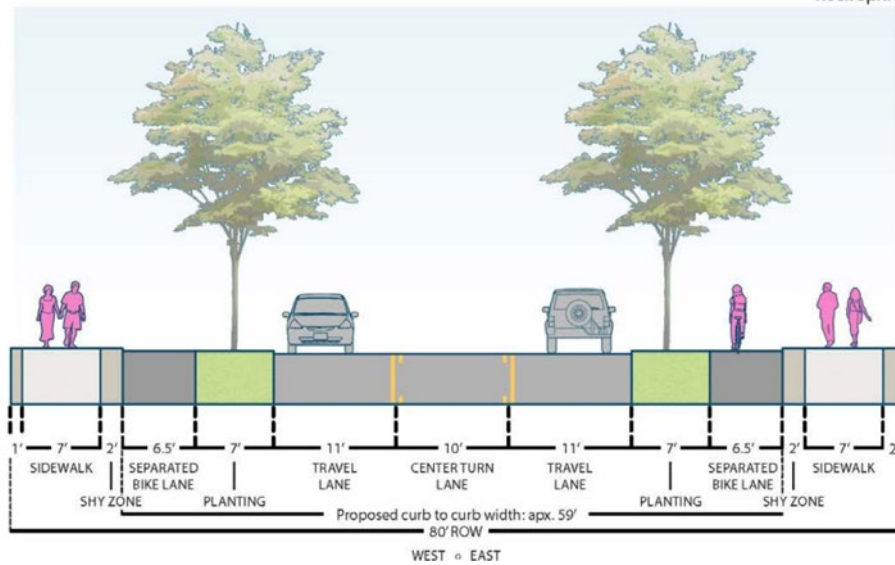


Figure 7 - Rockledge Drive Cross Section from Rock Spring Sector Plan Design Guidelines

ENVIRONMENT

The Subject Property has no sensitive environmental features or forest on-site. There are a number of large and specimen trees located primarily on northern and western Property lines. The Applicant will minimize grading to try to save trees where possible. The Property will be subject to Chapter 22A, Forest Conservation Law, at the time of Preliminary Plan.

The Property is located directly adjacent to the northbound spur of I-270, creating noise impacts that must be mitigated. The Applicant will provide a noise study at the time of Preliminary Plan to ensure that the building is designed to mitigate transportation noise to 45 DBA Ldn for the interior spaces.

SECTION 4: COMMUNITY OUTREACH

The Applicant has complied with all submittal and noticing requirements. A pre-submittal public meeting was held on November 1, 2023, over Zoom related to the Sketch Plan. At this meeting, the Applicant team briefly explained the planned submission of a Sketch Plan Application for redevelopment of the Subject Property and conducted a PowerPoint presentation of the site and the proposed residential development. Community representatives asked questions about notice signs, process, tree removal, loss of open space, and construction timing.

Staff received one phone call and one email related to this project. The primary concern from the community was the loss of open space and existing trees. Staff explained that the proposed privately-owned public recreation park will provide more active recreation space than is currently on the

Property and the open space will be easily accessible for members of the public. The Applicant will try to retain as many of the existing trees as possible through the development process. More information will be shown on the future Site Plan, when development details and grading are known.

SECTION 5: SKETCH PLAN NO. 320240050 FINDINGS AND ANALYSIS

The purpose of a Sketch Plan is to identify general land uses, development intensity, and public benefits for the optional method of development in the CR, CRT, EOF, or LSC zones. The Sketch Plan is intended to be conceptual in nature with an emphasis on building densities, massing, heights and anticipated uses, the locations of open and public use spaces, the general circulation patterns for all modes of transportation, an estimated range of peak hour trips and relationships between existing or proposed adjacent buildings and rights-of-way. Details of the proposed development are determined during Preliminary and Site Plan review. Section 59.7.3.3.E of the Zoning Ordinance states: “To approve a Sketch Plan the Planning Board must find that the following elements are appropriate in concept and appropriate for further detailed review at Site Plan. The Sketch Plan must:

- 1. Meet the objectives, general requirements, and standards of this Chapter;**

Table 1: Democracy Center Sketch Plan Data Table for CR -1.5, C-1.25, R-0.75, H-200 Zone, Optional Method, Section 59.4.5.4

Development Standard	Permitted/ Required	Proposed
Tract Area (Square Feet/Acres)	n/a	732,003 sf (16.80 ac)
Tract Area - Prior Dedication	n/a	63,519 sf (1.46 ac)
Tract Area - Proposed Dedication	n/a	0.0
Site Area (tract area minus dedications)	n/a	668,484 sf (15.35 ac)
Total Residential Density (GFA/FAR)	549,002 sf (0.75)	387,467 sf (0.53)
Total Commercial Density (GFA/FAR)	915,003 sf (1.25)	671,350 sf (0.92)
Total Mapped Density (GFA/FAR)	1,098,004 sf (1.5)	1,058,817 sf (1.45)
MPDU requirement	15%	15%
MPDU Bonus Density (GFA/FAR)	85,243 sf (0.12)	85,243 sf (0.12)
Total GFA/FAR	1,183,247 sf (1.62)	1,144,060 (1.56)

Building Height	200 ft	<200 ft
Public Open Space (min s.f.)	66,848 sf	66,848 ¹

a) Implement the recommendations of applicable master plans.

The Subject Property is located within the Rock Spring Central/Mixed-Use Business campus cluster of the 2017 *Rock Spring Sector Plan* (Sector Plan), and is zoned CR-1.5, C-1.25, R-0.75, H-200. The Sketch Plan is consistent with the high-level vision of the Sector Plan, which states:

The Plan envisions Rock Spring as an employment center that includes new housing, where appropriate, with concentrations of retail at each end of the central spine. New development and redevelopment should focus activity along the proposed central spine. (Sector Plan, p. 17)

Page 35 of the Sector Plan identifies the Subject Property (Democracy Center) as part of the central spine. The Sketch Plan supports the Sector Plan’s vision by introducing new housing to the area while also constructing a 1.3-acre privately-owned public active recreation park.

Specific high-level recommendations from the Sector Plan that the Application meets include:

- For any new residential projects that develop under the optional method, the Plan recommends 15% MPDUs be provided as a public benefit. (P. 17)
- Create opportunities for infill or redevelopment of single-use commercial areas and surface parking lots with a greater mix of uses and public spaces that will reshape Rock Spring into a well-integrated community. (P. 20)
- Increase publicly accessible green spaces within the Plan area. (P. 20)

The Sector Plan advocates for properties in the Rock Spring Central/Mixed-Use Business Campus cluster to use infill redevelopment to replace existing development patterns with a more comprehensive restructuring of the area into a more mixed-use community (p. 24) which the Sketch Plan accomplishes through a mix of residential and recreational uses complemented by the existing Democracy Center commercial space directly to the south. The Sector Plan specifically recommends the introduction of residential uses in this area to balance the existing commercial uses, which would be achieved through the realization of this Sketch Plan providing up to 393 dwelling units.

The Sector Plan provides detailed guidance about the existing open space on the Subject Property. Page 59 of the Sector Plan states:

¹ 57,000 square feet of public open space will be provided through the proposed residential development. The remaining required public open space (9,848 square feet) will be provided in the future on the commercial parcel in connection with any Major Site Plan Amendment.

Should the existing structures on the site [Democracy Center] be razed and the property redeveloped, the existing open space on the northern portion of the site should be considered for the public uses described in Chapter 6, including parkland...If infill is contemplated under optional method development, complete removal of the existing open space on the northern portion of the site should be discouraged. The portion of the northern open space to be preserved should be considered for conversion to parkland, either through dedication as part of the public open space requirement or a public benefit. (Sector Plan, p. 59)

Although the Sketch Plan proposes to redevelop the current open space, the Applicant proposes to develop a 1.3-acre privately-owned public recreation park. These amenities will serve the public as a Privately Owned Public Space (POPS) and include active recreation facilities, which are needed in the area.

b) Target opportunities for redevelopment of single-use commercial areas and surface parking lots with a mix of uses.

The addition of residential development in this primarily office area helps create a mix of uses beneficial to the entire area.

c) Encourage development that integrates a combination of housing types, mobility options, commercial services, and public facilities and amenities, where parking is prohibited between the building and the street.

The proposed development will provide a mix of unit sizes with 15% MPDUs. It also introduces multifamily units to an area that is dominated by office uses, with some townhouse residential units nearby. All parking will be contained in an integrated parking structure. The proposed development includes a privately-owned public active recreation park as a major public facility.

d) Allows a flexible mix of uses, densities, and building heights appropriate to various settings to ensure compatible relationships with adjoining neighborhoods.

The proposed development is of similar size to the adjoining office buildings and will be compatible with the existing development. The height and mass of the multi-family residential building is similar to the surrounding office development. Additionally, the proposed building is set back from the road, as are most of the office buildings in the surrounding area.

e) Integrate an appropriate balance of employment and housing opportunities.

The proposed development will assist in providing a more balanced neighborhood by adding

residential units to an area that is primarily developed with office uses.

- f) *Standardize optional method development by establishing minimum requirements for the provision of public benefits that will support and accommodate density above the standard method limit.***

The Project will provide the required 100 public benefit points from a minimum of 4 categories to achieve the desired incentive density above the standard method limit. Final determination of public benefit points will be determined at the time of Site Plan.

- 2. *Substantially conforms to the recommendations of the applicable master plan:***

As described in Finding 1.a, the proposed development implements the recommendations of the 2017 *Rock Spring Sector Plan*.

- 3. *Satisfy any development plan or schematic development plan in effect on October 29, 2014;***

The Sketch Plan is not subject to a development plan or schematic development plan.

- 4. *Achieve compatible internal and external relationships between existing and pending nearby development;***

The proposed development is a compatible height and scale with the surrounding development. The prominently located privately-owned public active recreation park will strengthen the relationship between the existing development and new development.

- 5. *Provides satisfactory general vehicular, pedestrian, and bicyclist access, circulation, parking, and loading;***

Vehicular access to the Property is proposed via an existing access on Rockledge Drive located just south of the proposed building. Pedestrian access is provided directly from Rockledge Drive and as curving paths incorporated with the open space. Parking is located in an above ground parking structure. A new driveway will also connect to the existing driveway at the southwest corner of the Subject Property. This driveway located along the Property's western boundary provides access to the building's loading dock and trash area as well as an entrance to an above ground parking structure. It also serves as fire access.

- 6. *Propose an outline of public benefits that supports the requested incentive density and is appropriate for the specific community;***

Taking into account the considerations in Section 59.4.7.1.B, including the recommendations

and objectives of the Sector Plan and any applicable design guidelines, the Incentive Density Implementation Guidelines, the size and configuration of the site and its relationship to adjacent properties, similar public benefits nearby, and additional enhancements related to the individual public benefits, the following outline of public benefits supports the Applicant’s request for incentive density and is appropriate for the community surrounding the site, as described below.

For the proposed development, the Zoning Ordinance requires 100 points in four categories. The Applicant proposes to exceed the 100-point requirement utilizing five categories. Although at the time of Sketch Plan review only an outline of public benefits needs to be approved, the following table shows both the categories and points for the public benefits requested at Sketch Plan to demonstrate the project’s ability to meet the requirement to provide sufficient benefit points.

Table 2: Public Benefit Calculations- Division 59-4.7

Public Benefit	Maximum Points Allowed	Proposed
Major Public Facilities	70	34.11
Transit Proximity	50	34.39
Diversity of Uses and Activities		
Dwelling Unit Mix	10	10
Moderately Price Dwelling Units	N/A	27.63
Quality Building and Site Design		
Structured Parking	20	10
Exceptional Design	10	5
Protection and Enhancement of the Natural Environment		
Building Lot Terminations (BLT)	30	1.14
Total Points	100 (required)	122.27

MAJOR PUBLIC FACILITIES

The Applicant requests 70 points for providing and building a privately-owned recreation park for public use. While the facility is for public use, it will be privately owned as the Department of Parks will not accept the facility in dedication. Points for this incentive are granted based on the land provided and construction of the facility. The Staff supports the category at this time based on the following calculation:

TRANSIT PROXIMITY

Transit Proximity

The Applicant requests 34.39 points for being within ½ mile of a transit station. The Property is located within ½ mile of two future BRT stations, Level 2 transit. Staff supports the category at this time, but the points allocated must be corrected through the Site Plan to reflect the proximity to Level 2 transit facilities.

DIVERSITY OF USES AND ACTIVITIES

Moderately Priced Dwelling Units

The Applicant requests 27.63 points for providing 15% MPDUs. The development will provide 59 MPDUs, 2.5% above the minimum required. Staff supports the category at this time.

Dwelling Unit Mix

The Applicant requests 10 points for integrating a mix of residential market-rate unit types with at least 7.5% efficiency units, 8% one- and two-bedroom units, and 5% three- or more bedroom units. The development proposes to provide a mix of unit types meeting this criterion. Staff supports the category at this time.

QUALITY BUILDING AND SITE DESIGN

Structured Parking

The Applicant requests 10 points for providing structured parking. The development will provide an above-grade parking structure for the proposed development. Staff supports the category at this time.

Exceptional Design

The Applicant requests 5 points for providing exceptional design. The development proposes to provide exceptional design by creating an outstanding relationship between the privately-owned public active recreation park and the multi-family building. The design will separate public and private spaces while providing a transition that creates a cohesive development.

Building Lot Terminations

The Applicant requests 1.14 points for providing BLTs for the 193,229 square feet of incentive density. Staff supports the category at this time.

- 7. Establish a feasible and appropriate provisional phasing plan for all structures, uses, rights-of-way, sidewalks, dedications, public benefits, and future preliminary and site plan applications.***

The proposed development will be built in one phase.

SECTION 6: CONCLUSION

As conditioned, the Sketch Plan satisfies the findings under Sections 59.7.3.3 and the applicable standards of the Zoning Ordinance and substantially conforms to the recommendations of the 2017 *Rock Spring Sector Plan*. Therefore, Staff recommends approval of the Sketch Plan with the conditions specified at the beginning of this report.

ATTACHMENTS

Attachment A: Sketch Plan

Attachment B: Prior Approvals

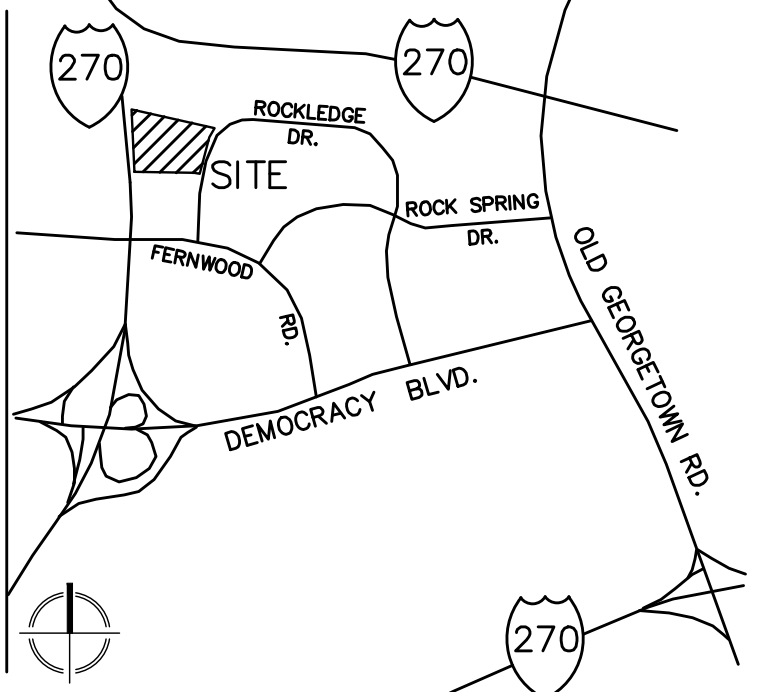
Attachment C: Agency Letter

Attachment D: Community Correspondence

Attachment E: Affidavit Regarding Community Meeting and Meeting Minutes

E-FILE STAMP



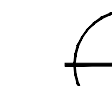


Attachment A

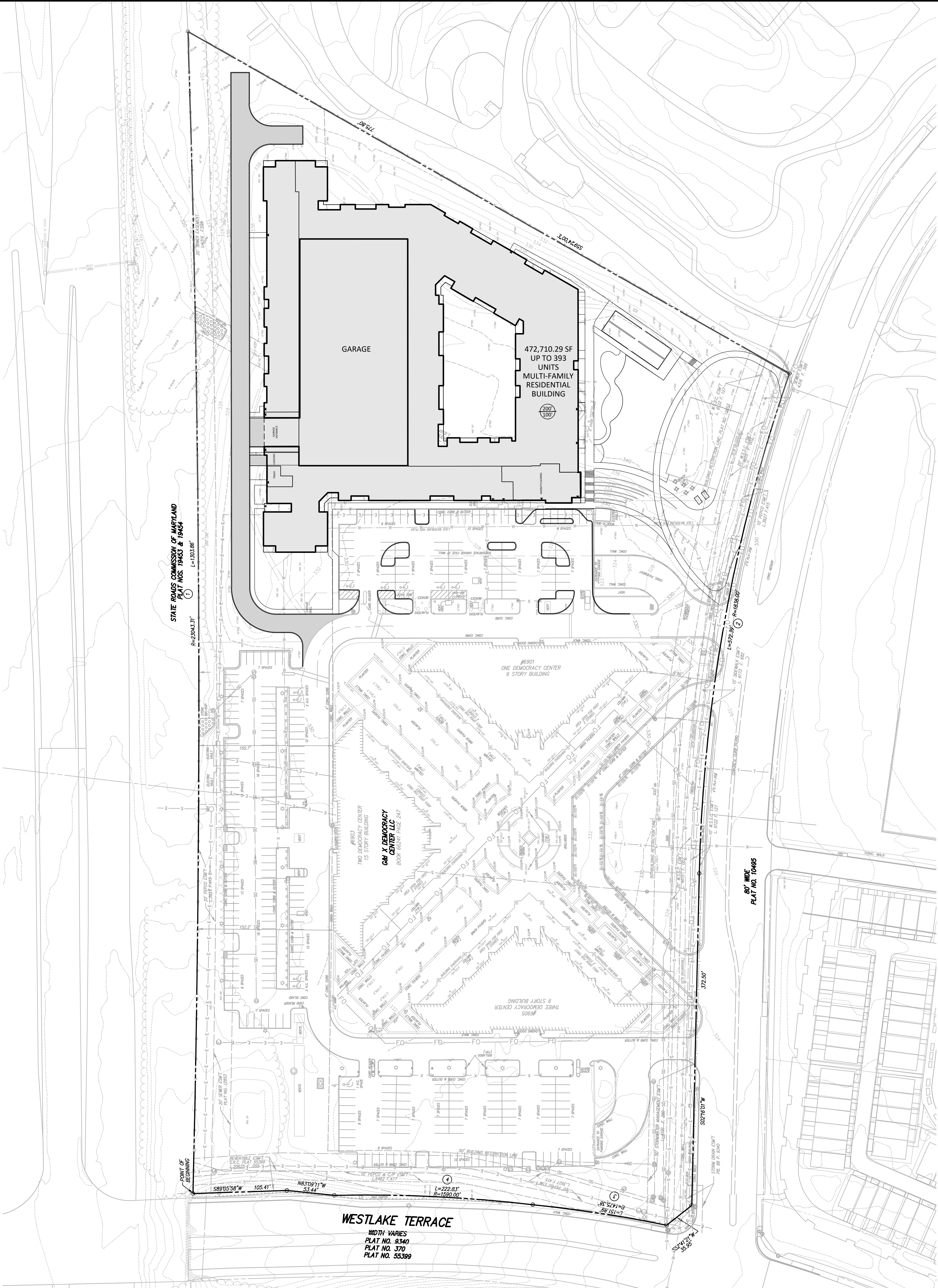


VICINITY MAP
SCALE: 1" = 2000'

NOTE: Sketch Plan drawings are conceptual only and represent proposed development in an illustrative manner. Final building locations, dimensions, heights, uses, phasing, density, parking, unit mix, development standards and programs shall be determined at time of site plan applications.

LEGEND

-  Property Limits
-  Proposed Building
-  Height Allowed
 Height Illustrated
-  Conceptual Doorway Location



NOT FOR CONSTRUCTION

FOR LOCATION OF UTILITIES CALL
8-1-1 or 1-800-257-7777 OR LOG ON TO
www.call811.com or http://www.msutility.net
48 HOURS IN ADVANCE OF ANY
WORK IN THIS VICINITY
The excavator must notify all public utility companies with underground
utilities in the area of proposed excavation and have those utilities
located by the utility companies prior to commencing excavation. The
excavator is responsible for compliance with requirements of Chapter
55a of the Montgomery County Code.

LAYOUT: 07-SKETCH1-320240050-002, Plotted By: beaufort

VIA
VIA MARYLAND, LLC
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Germantown, MD 20874
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Our Site Set on the Future.

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REVISIONS	DATE

DEMOCRACY CENTER

16TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 213NW07
TAX MAP: GP343

SKETCH PLAN OVERALL

PROFESSIONAL SEAL

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© 2023 VIA MARYLAND, LLC
DRAWN BY: TG
DESIGNED BY: CB
DATE ISSUED: SEPT. 2023
VIA
PROJECT: VM50203D
DRAWING NO: 320240050
SHEET NO: SK-100



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20907

MONTGOMERY COUNTY PLANNING BOARD

February 25, 1982

OPINION

Site Plan Review # 8-81030

Project Democracy Center Office Complex

On January 29, 1982, Boston Properties submitted an application for the approval of a site plan for property in the C-P zone. The application was designated Site Plan Review # 8-81030.

On February 18, 1982, Site Plan Review # 8-81030 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based on the testimony and evidence presented by the staff and on the staff report with modifications to the conditions hereby adopted by the Montgomery County Planning Board, which is attached hereto and made a part hereof, the Montgomery County Planning Board finds

1. the site plan meets all of the requirements of the zone in which it is located;
2. the locations of the buildings and structures, the open spaces, the landscaping, and the pedestrian and vehicular circulation systems are adequate, safe and efficient;
3. each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.

and approves Site Plan Review # 8-81030 subject to the following conditions:

1. submission of a final parking layout;
2. submission of a final landscape and site lighting plan to include provision for outdoor seating in the park and court areas;
3. submission of a development program including project phasing and points of inspection;
4. execution of an agreement for completion of the site plan features; and
5. construction of the median in Rockledge Drive in accordance with County Department of Transportation requirements.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20907

February 12, 1982

MEMORANDUM

TO: Montgomery County Planning Board

FROM: Staff, Urban Design Division

SUBJECT: Site Plan Review #8-81030
Boston Properties, C-P Zone,
Rockledge Drive, North Bethesda

The Board approved the site plan on May 21, 1981. On January 29, 1982, Boston Properties filed an amendment to the site plan requesting additional floor area in the proposed buildings and a corresponding increase in the parking.

Staff has received no statement in opposition to the proposal.

Staff Recommendation

Approval subject to:

1. submission of a final parking layout;
 2. submission of a final landscape and site lighting plan;
 3. submission of a development program including project phasing and points of inspection;
 4. execution of an agreement for completion of the site plan features; and
 5. construction of the median in Rockledge Drive in accordance with County Department of Transportation requirements.
- Phase III
(City hearing)*

Approved Plan

The approved plan consists of 660,000 gross square feet of office space arranged in three buildings, with underground parking for 1,488 cars and surface parking for an additional 274 cars. Access to the site will be from Rockledge Drive. The project will be built in three phases beginning with building 1 to the north.

At the time of approval of the plan, the staff traffic analysis concluded that with the inclusion of the Fernwood Road Bridge in the Capital Improvement Program, the local transportation system can support the proposed level of development.

Proposed Amendment

As indicated in the attached supporting documentation submitted by the applicant, the proposed changes include 1) increasing the floor area to a total of 716,400 square feet; 2) increasing the height of the buildings by about five feet, three feet of which results from raising the plaza elevation and underground parking decks; and 3) changes to the parking layout to accommodate the additional amount necessary, located predominantly in the garage, but with an expansion of the surface parking to the south.

Staff has no objections to these proposals. The increase in floor area results from inserting a mezzanine in what was formally a two-story first floor in the buildings as originally conceived. In the opinion of staff, the slight increase in overall height is more than offset by the stepping inward of the upper two floors of the buildings. Staff prefers Option B of the two alternative parking layouts, but would not object to either Option, provided adequate landscaping is provided in conformance with the new layout.

The amended proposal conforms to all of the requirements in the C-P Zone, the structures, open space, vehicular and pedestrian circulation are adequate, safe, and efficient, and the development is compatible with surrounding existing and potential development.

Traffic Analysis

The increase in traffic resulting from the amendment will not overburden the transportation system. Also, the preliminary plan for this site has already been approved. On the otherhand, the traffic generation of this project is now larger than originally anticipated. The Board has already recommended to the County Council that the Fernwood Bridge should be retained in the Capital Improvement Program for construction, and accordingly, staff recommends approval of the amended site plan. (See attached traffic analysis from the Transportation Division.)

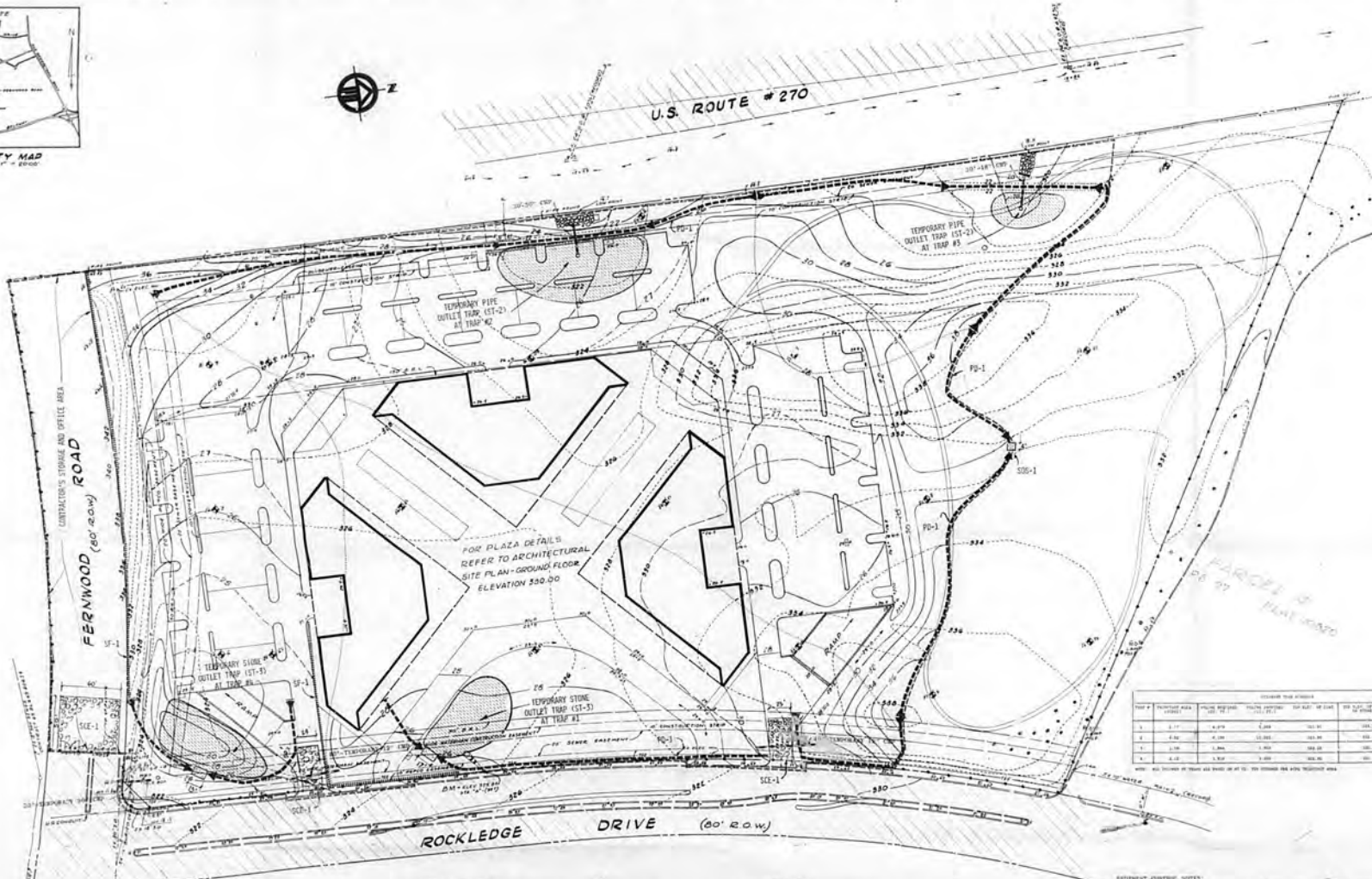
DA:dh
Attachment



VICINITY MAP
SCALE: 1" = 400'



U.S. ROUTE #270



FOR PLAZA DETAILS
REFER TO ARCHITECTURAL
SITE PLAN - GROUND FLOOR
ELEVATION 550.00

NO.	TEMPORARY AREA	AREA (SQ. FT.)	PERCENTAGE OF TOTAL AREA	PERCENTAGE OF TOTAL AREA	PERCENTAGE OF TOTAL AREA
1	1.17	4,878	2.00	100.00	1.17
2	4.00	1,600	0.67	100.00	4.00
3	2.00	800	0.34	100.00	2.00
4	4.25	1,700	0.73	100.00	4.25

NOTE: ALL STRUCTURES ON THIS PLAN SHALL BE AT 5% TO 10% OVERHEAD AND SHALL BE RELOCATED AS NECESSARY.

SITE ANALYSIS
OWNER: BOSTON PROPERTIES
TOTAL AREA OF SITE: 18,500 ACRES
DISTURBED AREA BY CHANGING: 11.45
ALLEGED DISTRICT: #4
MECHANICAL RECORD FILE: 2-RODOP
RECORD PLAN RECORDED IN PG 116, PLAT #18963
DATE OF RECORDING: FEBRUARY 27, 1980

DESIGN CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED BY ME AND THAT I AM A REGISTERED PROFESSIONAL ENGINEER AND AM QUALIFIED TO PREPARE THIS PLAN.
DATE: _____
SIGNATURE: _____

SEVERANCE CERTIFICATE
I HEREBY CERTIFY THAT ALL PLANNING AND GRADING WILL BE DONE PURSUANT TO THIS PLAN.
DATE: _____
SIGNATURE: _____

LEGEND
TEMPORARY STABILIZED CONSTRUCTION ENTRANCE (FC-1)
LIMIT OF DISTURBED AREA
EXISTING CONTOUR
DESIGN CONTOUR
TEMPORARY DESIGN CONTOUR
EXISTING GRADE LINE FENCE
TEMPORARY FENCE LINE (FC-1)
TEMPORARY FENCE RELAY TRAP (FC-1)
TEMPORARY STONE OUTLET TRAP (ST-1)
NEW CONSTRUCTION FENCE LINE (FC-1)
TEMPORARY SIDE FENCE (FC-1)
TEMPORARY CONCRETE METAL PIPE FOR PIPE OUTLET
RELOCATED TRAP OR OUTLET
RELOCATED TRAP FOR TRAP LEGS
TEMPORARY STONE OUTLET STRUCTURE (FC-1)

- ADDITIONAL NOTES:**
- CONTRACTOR SHALL NOTIFY THE SOIL CONSERVATION DISTRICT AT LEAST 48 HOURS BEFORE STARTING CONSTRUCTION.
 - ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLAN AND IN COMPLIANCE WITH THE BEST PRACTICES OF EROSION AND SEDIMENT CONTROL FOR SOIL CONSERVATION AND SEDIMENT CONTROL IN FORECASTING AREAS. U.S. DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, THE SEDIMENT CONTROL PRACTICES ARE TO BE ADOPTED IN THE FIELD IN ACCORDANCE WITH SOIL CONSERVATION SERVICE PLAN REVISIONS POLICY.
 - PLANNED CONSTRUCTION AND MAINTENANCE OF ALL NEARBY CONTROL STRUCTURES AND MEASURES MUST BE PROVIDED IN ORDER TO ENSURE THAT THE EXISTING PURPOSE IS MAINTAINED.
 - NO TEMPORARY EROSION CONTROL MEASURES ARE TO BE INSTALLED OR MAINTAINED WITHOUT PERMISSION FROM THE U.S.D.A. SEDIMENT CONTROL DISTRICT.
 - ALL EROSION CONTROL MEASURES HAVING A SLOPE GREATER THAN 1:3 SHALL BE CONSTRUCTED WITH 42" HIGH FENCE PARALLEL TO THE EROSION CONTROL MEASURES.
 - ALL TEMPORARY BRUSH AND CEDAR SHALL BE CHIPPED - IF REMOVED TREES WITH THE CONSTRUCTION EQUIPMENT, BRUSH AND CEDAR SHALL BE STABILIZED IMMEDIATELY BY CLIPPING THE PLANNING AREA. 5 TONS OF BRUSH PER ACRE, AND 100 TONS OF CEDAR, FERTILIZER AND SOIL BY TONS OF BRUSH AND 40 TONS OF CEDAR PER ACRE. FERTILIZER SHALL BE USED FOR BRUSH AND CEDAR.

SOM
SEIDMORE, OWINGS & MERRILL
1201 CONNECTICUT AVENUE
WASHINGTON, D.C. 20004

NO.	DESCRIPTION	DATE

BOSTON PROPERTIES
MONTGOMERY COUNTY
APR 23 1980

SEDIMENT AND EROSION CONTROL PLAN

NO.	REVISION	DATE

DATE: APR 23 1980
BY: [Signature]
TITLE: [Signature]

SP-8



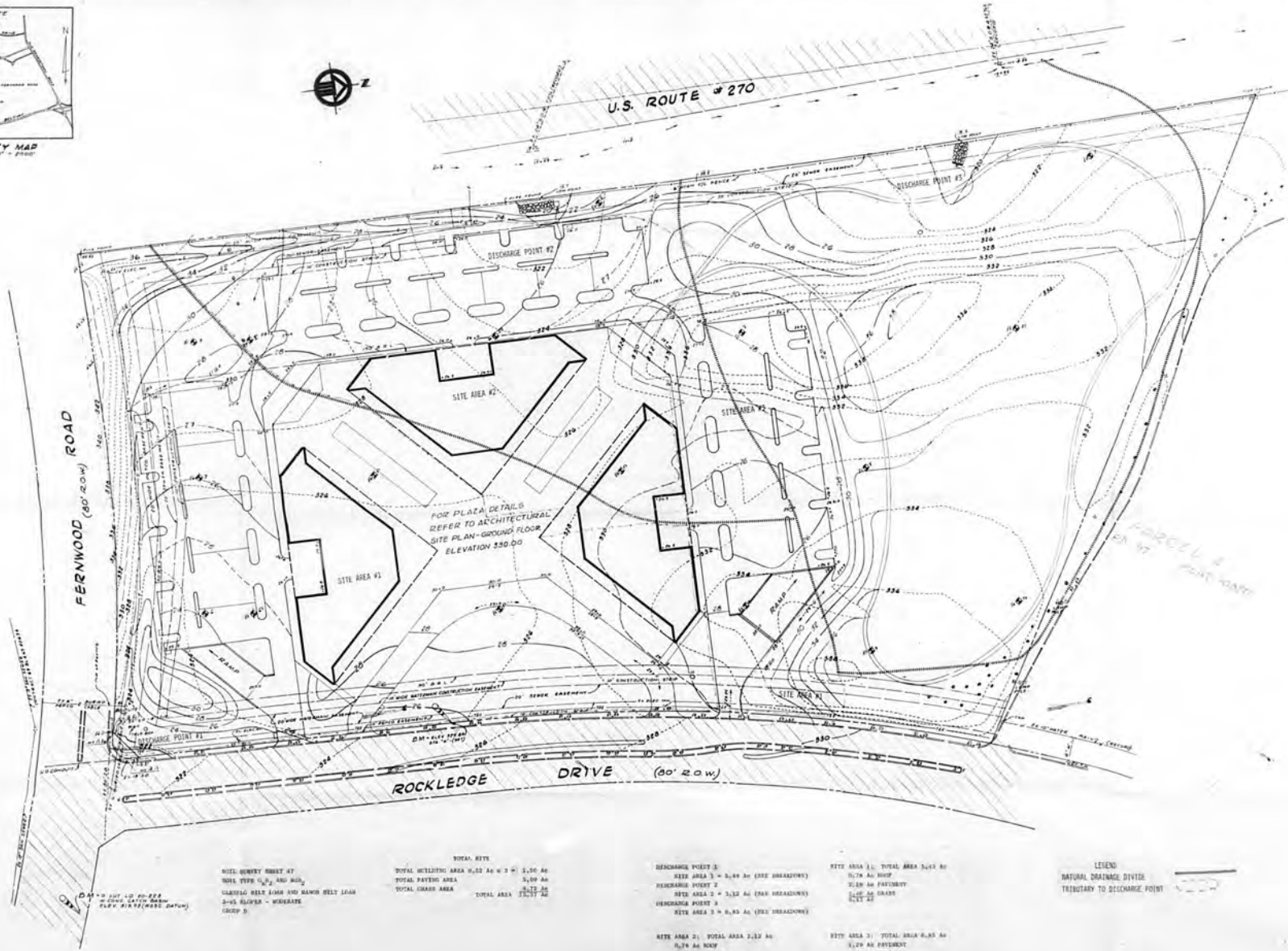
VICINITY MAP
SCALE: 1" = 100'



U.S. ROUTE #270

FERNWOOD ROAD (80' ROW)

ROCKLEDGE DRIVE (80' ROW)



TOTAL SITE
TOTAL BUILDING AREA 0.12 Ac (31,500 SQ FT)
TOTAL PAVING AREA 0.59 Ac
TOTAL GRASS AREA 2.11 Ac
TOTAL AREA 2.82 Ac

DISCHARGE POINT 3
SITE AREA 3 = 0.82 Ac (SEE DRAINAGE)
DISCHARGE POINT 2
SITE AREA 2 = 3.12 Ac (SEE DRAINAGE)
DISCHARGE POINT 1
SITE AREA 1 = 0.82 Ac (SEE DRAINAGE)

SITE AREA 1: TOTAL AREA 0.82 Ac
0.78 Ac PAVEMENT
0.04 Ac GRASS
0.00 Ac SWALE

SITE AREA 2: TOTAL AREA 3.12 Ac
1.29 Ac PAVEMENT
1.83 Ac GRASS
0.00 Ac SWALE

LEGEND
NATURAL DRAINAGE DIVIDE
TRIBUTARY TO DISCHARGE POINT

SOIL SURVEY SHEET 47
SOIL TYPE (S₁)₂ AND (S₂)₂
GARAGE BELT LEAK AND MAIN BELT LEAK
2-1/2" SLIVER - MISPLACED
(GROUP 3)

DM-100-10-00-022
DATE: 04/15/00
ELEV. 114.75 (MSSL DATUM)

SOM
SKIMORE, OWINGS & MERRILL
1201 CONNECTICUT AVENUE
WASHINGTON, D.C. 20004

NO.	DESCRIPTION	DATE	BY	CHKD.

BOSTON PROPERTIES
MONTGOMERY COUNTY
JUN 28 2000

STORMWATER MANAGEMENT
AND DRAINAGE DIVIDES

DESIGN	APPROVED	DATE

SCALE: 1" = 40'
DATE: 04/15/00
SHEET: 1 OF 1

SP-9

SOM

SKIDMORE, OWINGS & MERRILL
1201 CONNECTICUT AVENUE
WASHINGTON, D.C. 20004

INDEX OF DRAWINGS

100	OFFICE BUILDING SITE PLAN
101	OFFICE BUILDING SITE PLAN
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105	OFFICE BUILDING SITE PLAN
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118	OFFICE BUILDING SITE PLAN
119	OFFICE BUILDING SITE PLAN
120	OFFICE BUILDING SITE PLAN

SITE DATA

DATE	10/27/88
PROJECT	OFFICE BUILDING
CLIENT	BOSTON PROPERTIES
LOCATION	100 ROCKLEDGE DRIVE, BOSTON, MA
SCALE	AS SHOWN
DRAWN BY	J. W. [unreadable]
CHECKED BY	[unreadable]
DATE	10/27/88
BY	[unreadable]
DATE	10/27/88
BY	[unreadable]
DATE	10/27/88
BY	[unreadable]

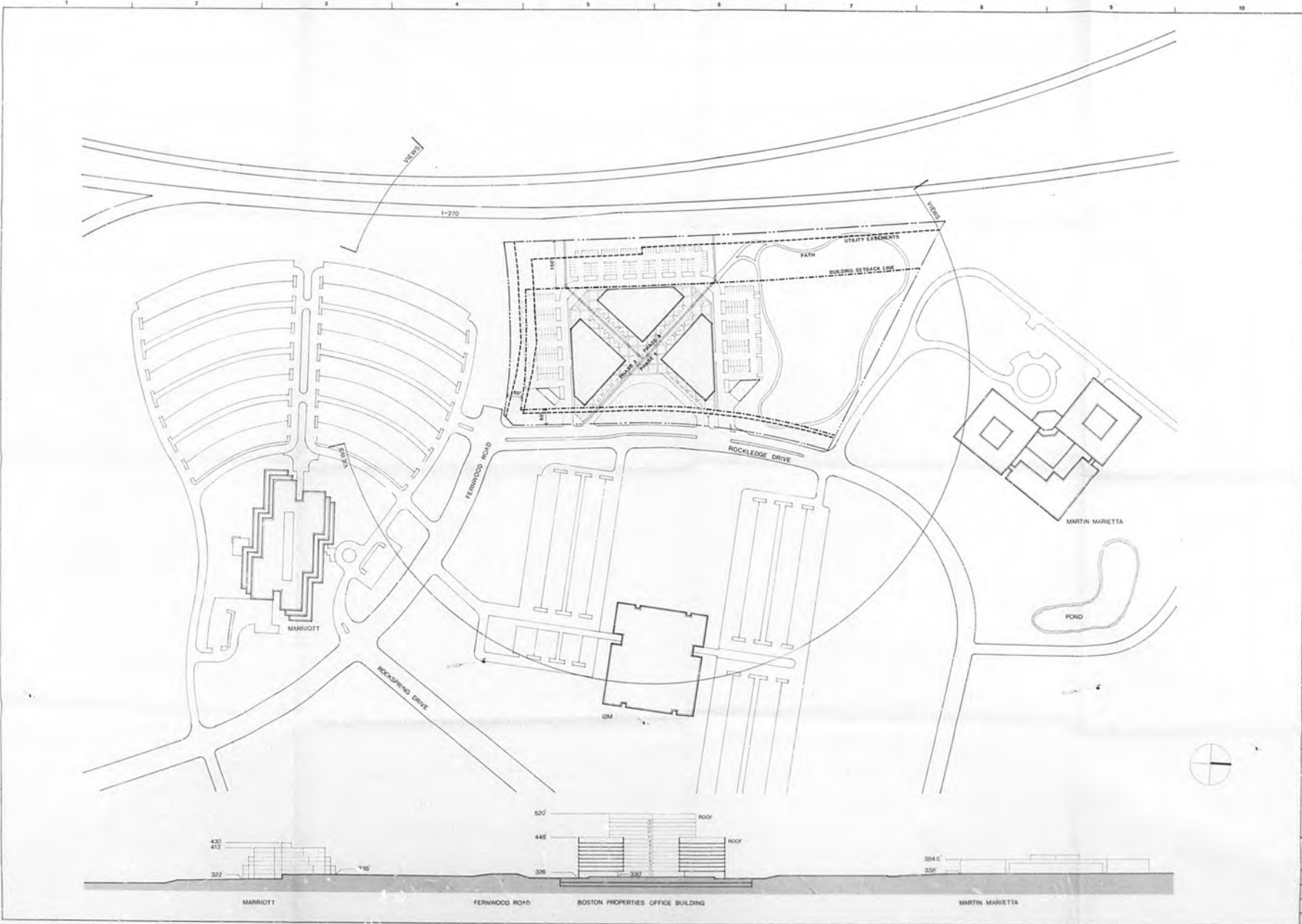
NO.	DESCRIPTION	BY	DATE

NO.	DESCRIPTION	BY	DATE

BOSTON PROPERTIES
MONTGOMERY COUNTY
100 ROCKLEDGE DRIVE
BOSTON, MASSACHUSETTS

SITE PLAN and SITE SECTION

DESIGN	APPROVED	JOB NUMBER
CHECKED	JOB CAPTION / PROJECT	YEAR
SCALE	DESIGNER / TITLE	ISSUE NO.
DATE	SCALE / TITLE	SP-1
10/27/88		



Maryland National Capital Park and Planning Commission

Montgomery County Planning Board

Approved Preliminary Subdivision Plan No. 179267

At its Meeting of 1-21-80

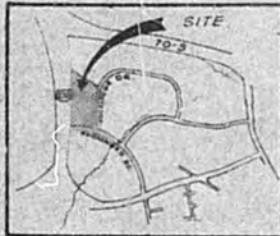
D.P.W. Letter Dated 12-22-77

WOOD

1. The supplementation of the budget/Contingency or the modification of boundaries at Fernwood/Parade/Parade for additional double left turn maneuver.
2. The crest of a free flow right turn lane, south to west on Old Georgetown Rd. at Oak Spring Gap.

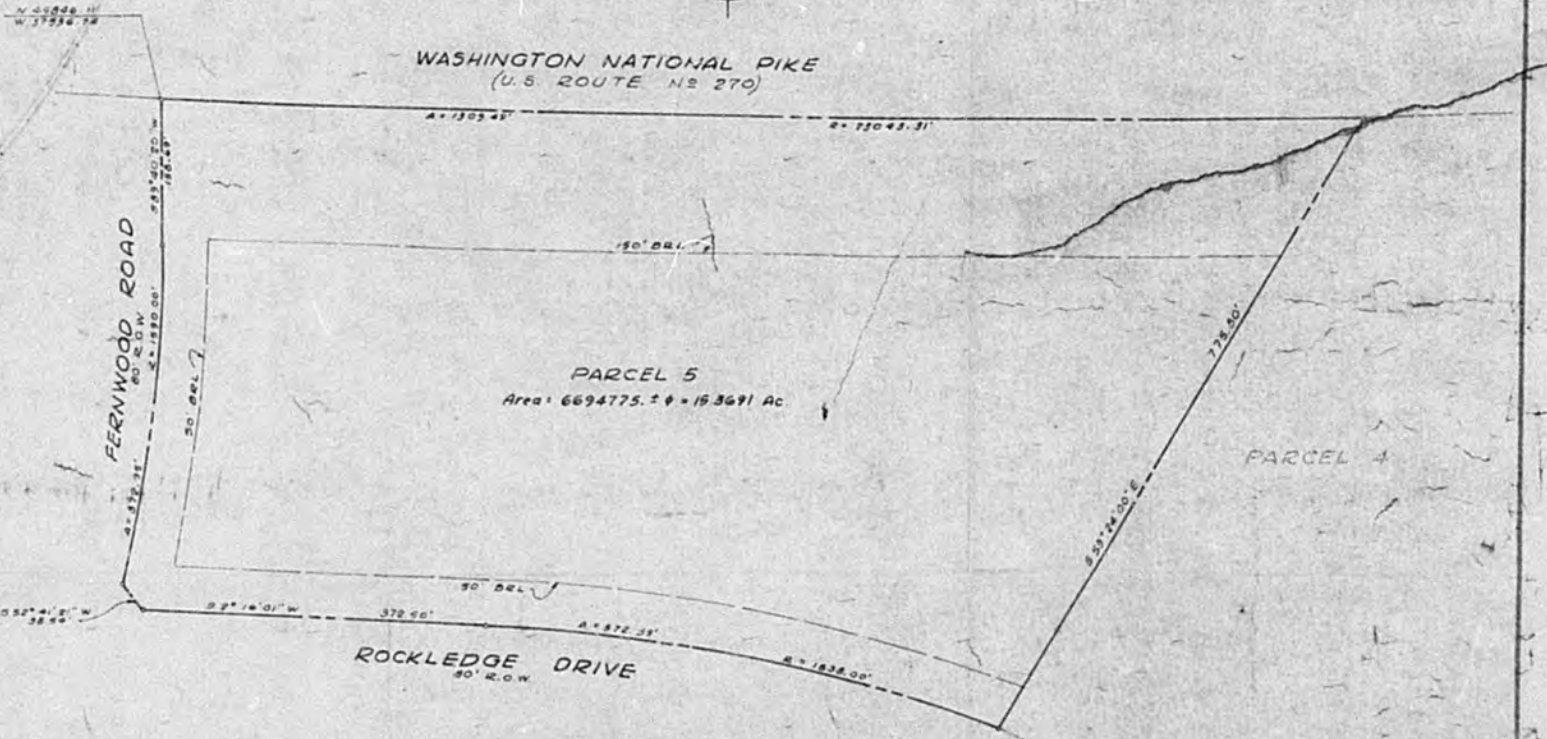
3. The modification of Fernwood/Rockledge for double left turn operation on Rockledge.
4. The reconstruction of the Median/Left Turn Storage on Rockledge adjacent to Washington Bridge to provide some access at a single median turn which is a condition of site plan approval.
5. Temporary references on Rockledge to be approved by Met. & Dist. Planning Bd.
6. Planning Bd. to review parking & landscaping along I-275.
7. Provision for necessary storm drainage easement.

THE LOCAL STAFF RECOMMENDATION HAS BEEN REVIEWED BY THE MONTGOMERY COUNTY PLANNING BOARD BY [Signature] 1/21/80 179267 WOOD 179267



VICINITY MAP
SCALE: 1" = 8000'

1-179267 Rock Springs Park



GENERAL NOTES

1. Subdivision plan for Public Water & Sewer.
2. Site Area 6694775 SF = 15.3691 Ac.
3. Number of lots: 1
4. Property Reference: Plot Book 97, Plot 10820

Contract Purchaser: Southern Pacific Land Co.
1 Market Street
San Francisco, California 94105
Tel. 415-362-1218

P13NH7

Montgomery Co., Maryland Department Of Transportation.

Date _____
Director _____

Department Of Environmental Protection

Date _____
Director _____

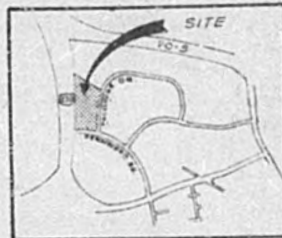
Maryland National Capital Park & Planning Comm.
Montgomery Co. Planning Board

Date _____ Chairman _____
M.N.C.P. & P.C. Record
File No _____ Secretary-Treasurer _____

PRELIMINARY RESUBDIVISION PLAN

OUTLOT A INTO
PARCEL 5
ROCK SPRINGS PARK
ROCKVILLE (NO. 4) DISTRICT
MONTGOMERY CO., MARYLAND
SCALE: 1" = 100' DATE: NOV 19, 1979
PREPARED BY:
ASSOCIATED ENGINEERS, INC.
858 SIXTEENTH STREET
SILVER SPRING, MARYLAND
TEL. 589-7311

25

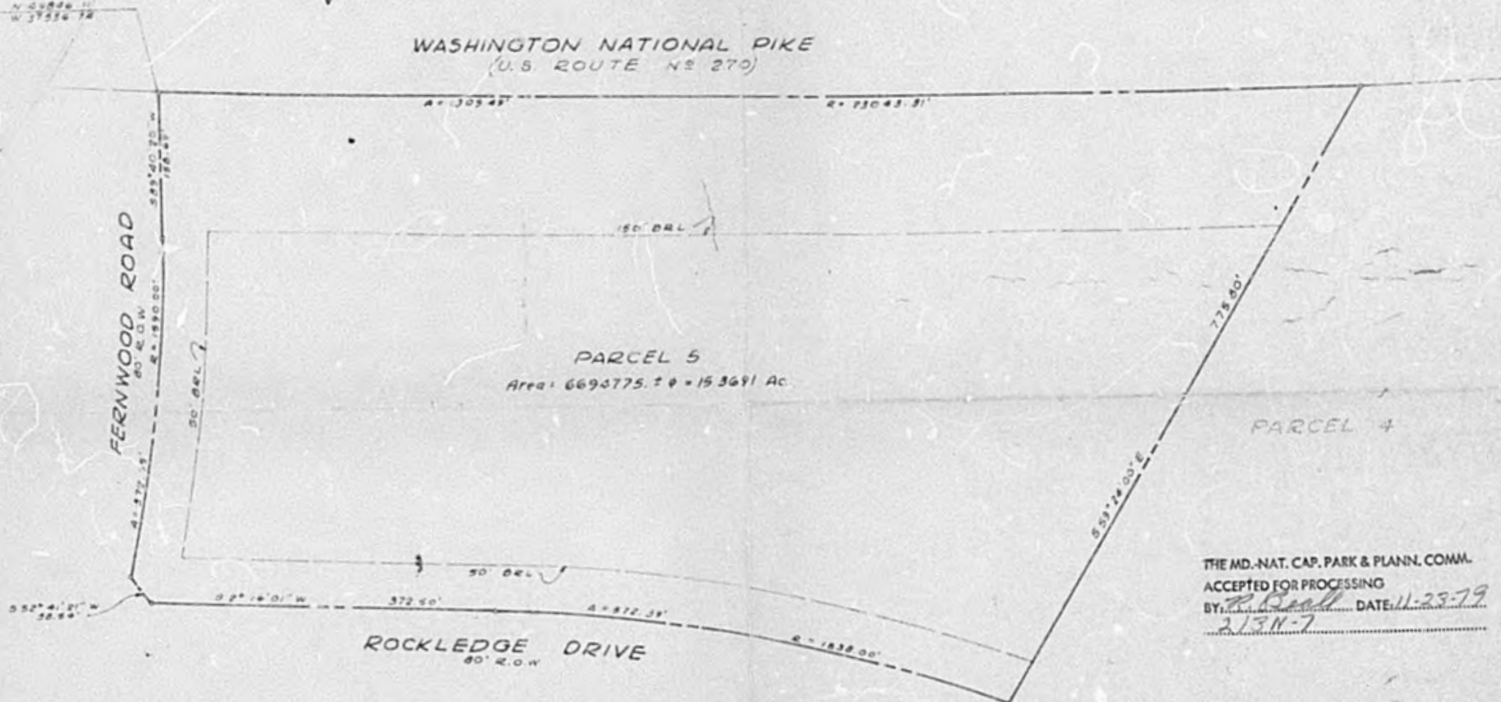


VICINITY MAP
SCALE: 1" = 2000'



WASHINGTON NATIONAL PIKE
(U.S. ROUTE NO. 270)

1-77927 Rock Spring Park



PARCEL 5
Area: 6694775.79 = 15.3691 Ac

PARCEL 4

THE MD.-NAT. CAP. PARK & PLANN. COMM.
ACCEPTED FOR PROCESSING
BY: *P. Beall* DATE: 11-23-79
3/31-7

GENERAL NOTES

1. Subdivision plan for Public Water & Sewer.
2. Site Area 6694775 SF = 15.3691 Ac
3. Number of lots: 1
4. Property Reference: Plat Book 97, Plat 10870

RECOMMENDED FOR APPROVAL
Montgomery County, Maryland
Department of Transportation
Date: DEC 20 1979
By: *[Signature]*

- *SUBJECT TO:
1. Slope & Drainage Easements
 2. Comments in Green
 3. Setting of Monuments by certification on Plat or by Public Improvement Agreement
 4. Letter Dated 8/22/79

Contract Purchaser: Southern Pacific Land Co.
1 Market Street
San Francisco, California 94105
Tel. 415-362-1212

713 NW 7

Montgomery Co., Maryland Department Of Transportation
Date: _____

Director

Department Of Environmental Protection
Date: _____

Director

Maryland National Capital Park & Planning Comm
Montgomery Co. Planning Board
Date: _____ Chairman
M.N.C.P. & P.C. Record
File No: _____ Secretary-Treasurer

PRELIMINARY RESUBDIVISION PLAN
OUTLOT A INTO
PARCEL 5
ROCK SPRINGS PARK
ROCKVILLE (NO. 4) DISTRICT
MONTGOMERY CO., MARYLAND
SCALE: 1" = 100' DATE: NOV 19, 1979
PREPARED BY:
ASSOCIATED ENGINEERS, INC.
855 SIXTEENTH STREET
SILVER SPRING, MARYLAND
TEL 582-7301
MNCPPC 1-7267

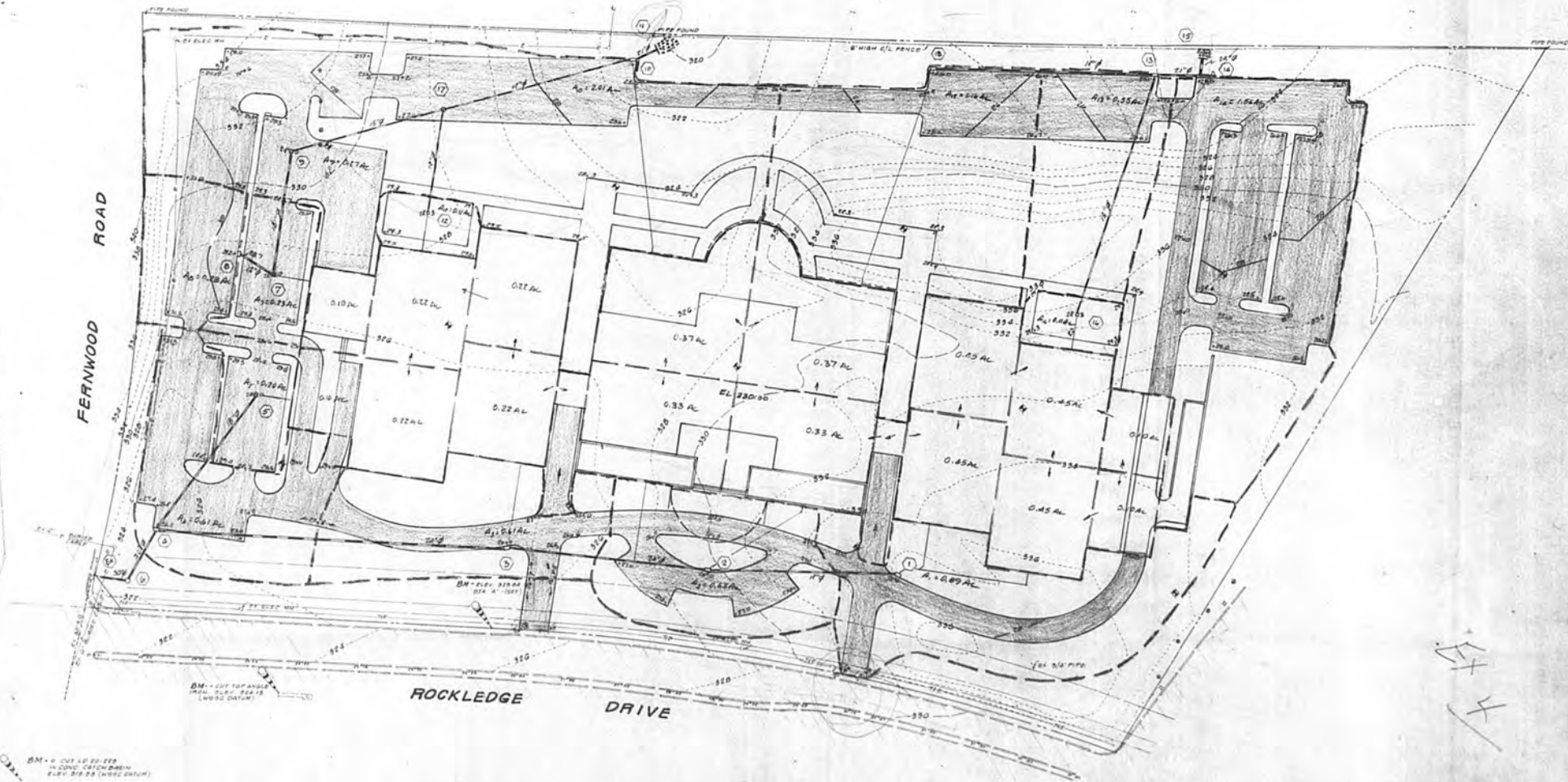
15



U.S. ROUTE #270

FERNWOOD ROAD

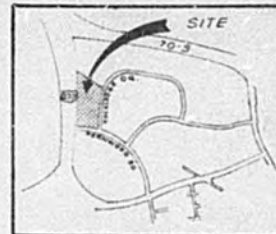
ROCKLEDGE DRIVE



BM - 6 CUT UP PIPES IN CONC. CATCH BASIN ELEV. 312.22 (WOOD DATUM)

FF
FF

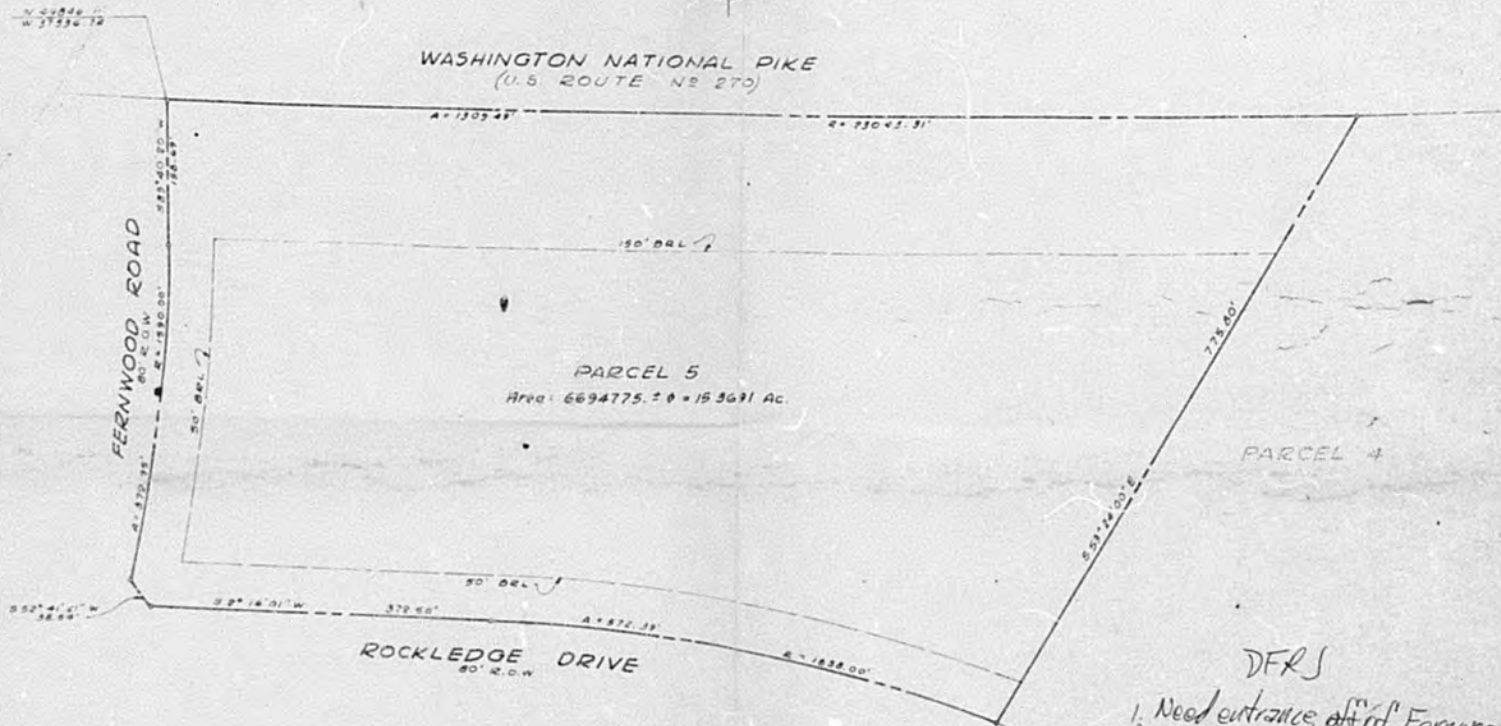
DRAWING TITLE DRAINAGE STUDY	SHEET NO. 2770
	SCALE 1" = 50' DATE 11-15-50
PROJECT NO. 2770	DRAWN BY W. H. HARRIS
PROJECT NAME ROCKLEDGE PARK	CHECKED BY W. H. HARRIS
PROJECT ADDRESS ROCKLEDGE PARK, SILVER SPRING, MONTGOMERY COUNTY, MARYLAND	ENGINEER W. H. HARRIS
ASSOCIATED ENGINEERS, INC. 1000 SILVER SPRING ROAD SILVER SPRING, MONTGOMERY COUNTY, MARYLAND	DATE 11-15-50



VICINITY MAP
SCALE: 1" = 400'



WASHINGTON NATIONAL PIKE
(U.S. ROUTE NO 270)



1-7793-7 Rock Springs Park

- GENERAL NOTES**
1. Subdivision plan for Public Water & Sewer.
 2. Site Area 6694775 SF = 15.3691 Ac.
 3. Number of lots: 1
 4. Property Reference: Plat Book 97, Plat 10820

DFR

1. Need entrance off of Fernwood for F.D. vehicle access to rear of building.
2. Furnish plan showing fire hydrant locations existing + proposed.

Contract Purchaser: Southern Pacific Land Co.
1 Market Street
San Francisco, California 94105
Tel. 415-362-1212

PRELIMINARY RESUBDIVISION PLAN

OUTLOT A INTO
PARCEL 5

ROCK SPRINGS PARK

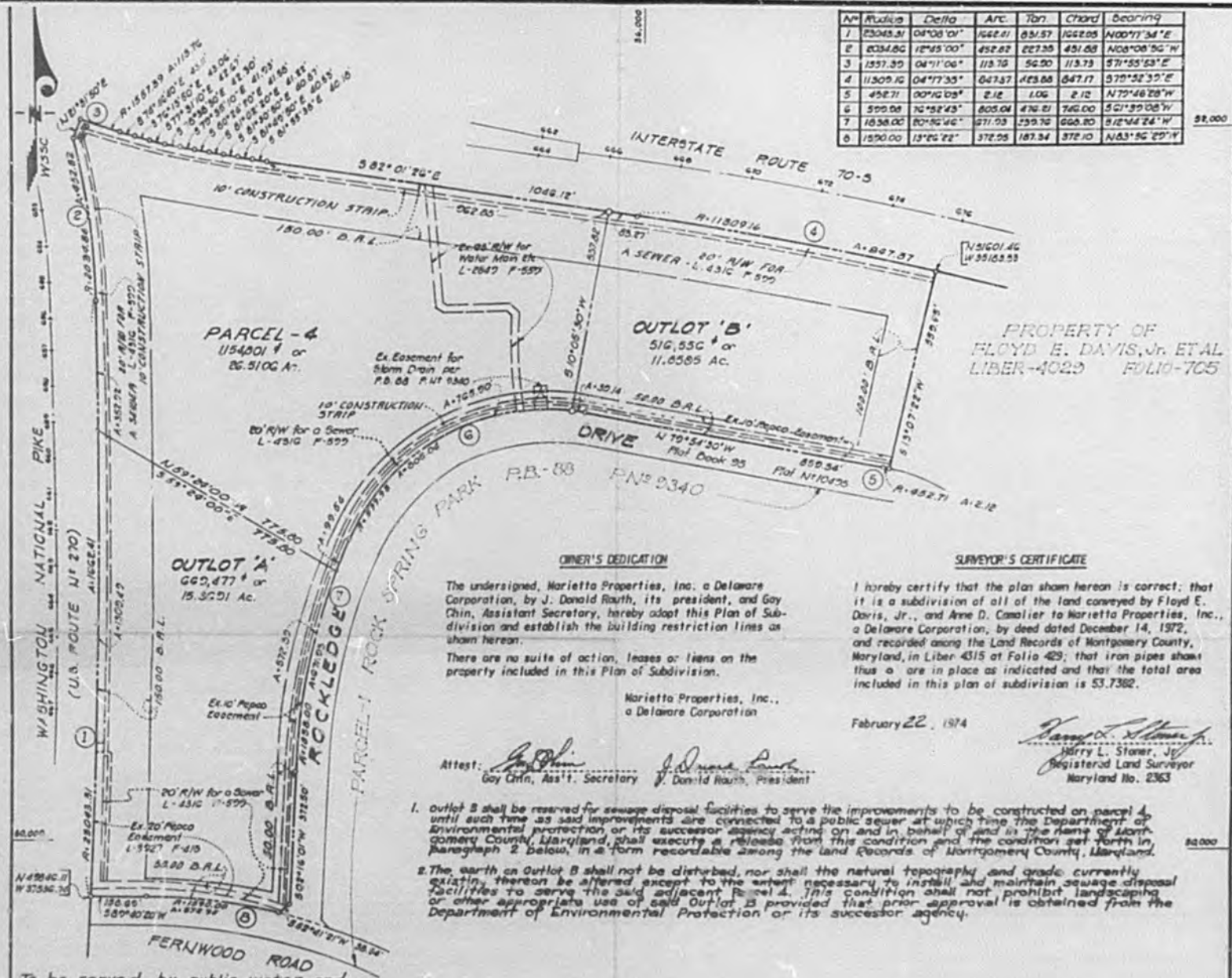
ROCKVILLE (NO. 4) DISTRICT
MONTGOMERY CO., MARYLAND

SCALE: 1" = 100' DATE: NOV 13, 1979

PREPARED BY:
ASSOCIATED ENGINEERS, INC.
8855 SIXTEENTH STREET
SILVER SPRING, MARYLAND
TEL 583-7311

<p>213NW7</p> <p>Montgomery Co., Maryland Department Of Transportation.</p> <p>Date _____</p> <p>_____ Director</p>	<p>Department Of Environmental Protection</p> <p>Date: _____</p> <p>_____ Director</p>	<p>Maryland National Capital Park & Planning Comm. Montgomery Co. Planning Board</p> <p>Date _____ Chairman _____</p> <p>M.N.C.P. & P.C. Record _____ Secretary-Treasurer _____</p> <p>File No _____</p>
-------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

No	Radius	Delta	ARC	Tan	Chord	Bearing
1	23045.51	04°08'01"	1442.01	831.57	1062.05	N00°11'34"E
2	2034.06	12°45'00"	452.22	227.35	451.68	N08°00'50"W
3	1557.35	04°11'06"	113.70	56.90	113.73	S71°55'53"E
4	11309.10	04°17'35"	647.37	423.88	647.17	S70°52'30"E
5	452.71	00°10'03"	2.12	1.06	2.12	N79°46'28"W
6	500.00	70°58'43"	605.00	470.21	746.00	S01°39'08"W
7	1838.00	20°16'46"	271.03	259.70	605.80	S12°14'24"W
8	1590.00	15°26'22"	372.05	187.34	372.10	N43°16'20"W



PROPERTY OF
 FLOYD E. DAVIS, JR. ET AL
 LIBER-4029 FOLIO-705

OWNER'S DEDICATION

The undersigned, Marietta Properties, Inc. a Delaware Corporation, by J. Donald Raith, its president, and Gay Chin, Assistant Secretary, hereby adopt this Plan of Subdivision and establish the building restriction lines as shown hereon.
 There are no suits of action, leases or liens on the property included in this Plan of Subdivision.

Marietta Properties, Inc.,
 a Delaware Corporation

Attest: *Gay Chin*
 Gay Chin, Ass't. Secretary

J. Donald Raith
 J. Donald Raith, President

SURVEYOR'S CERTIFICATE

I hereby certify that the plan shown hereon is correct; that it is a subdivision of all of the land conveyed by Floyd E. Davis, Jr., and Anne D. Camolier to Marietta Properties, Inc., a Delaware Corporation, by deed dated December 14, 1972, and recorded among the Land Records of Montgomery County, Maryland, in Liber 4315 at Folio 429; that iron pipes shown thus on the plan are in place as indicated and that the total area included in this plan of subdivision is 53.7382.

February 22, 1974

Harry L. Stoner, Jr.
 Harry L. Stoner, Jr.
 Registered Land Surveyor
 Maryland No. 2363

- Outlot B shall be reserved for sewage disposal facilities to serve the improvements to be constructed on parcel 4 until such time as said improvements are connected to a public sewer at which time the Department of Environmental Protection or its successor agency acting on and in behalf of and in the name of Montgomery County, Maryland, shall execute a release from this condition and the conditions set forth in Paragraph 2 below, in a form recordable among the Land Records of Montgomery County, Maryland.
- The earth on Outlot B shall not be disturbed, nor shall the natural topography and grade currently existing, thereon be altered except to the extent necessary to install and maintain sewage disposal facilities to serve the said adjacent Parcel 4. This condition shall not prohibit landscaping or other appropriate use of said Outlot B provided that prior approval is obtained from the Department of Environmental Protection or its successor agency.

To be served by public water and interim septic system.

Department of Environmental Protection
 Montgomery County, Maryland

Approved MAR. 22, 1974
H. Clayton
 Director

Maryland-National Capital Park and Planning Commission
 Montgomery County Planning Board

APPROVED: March 28, 1974
W. C. Green
 Chairman
C. R. Green
 Secretary-Treasurer

MHC/P/PC RECORD FILE NO. 517-86

Montgomery County, Maryland
 Department of Transportation

APPROVED APRIL 30, 1974
Dr. Richard J. Lynch
 Director

Recorded: 6-7-74
 Plat Book: 97
 Plat No. 10830

PARCEL 4 AND
 OUTLOTS 'A' AND 'B'
ROCK SPRING PARK
 ROCKVILLE (M18) DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=200'
 February, 1974

GREENHORNE & O'MARA, INC.
 Engineers-Architects-Planners-Surveyors
 6715 Maninorth Avenue
 Rockville, Maryland 20850

114613
 N.W.M.
 1974-M

213NW7R

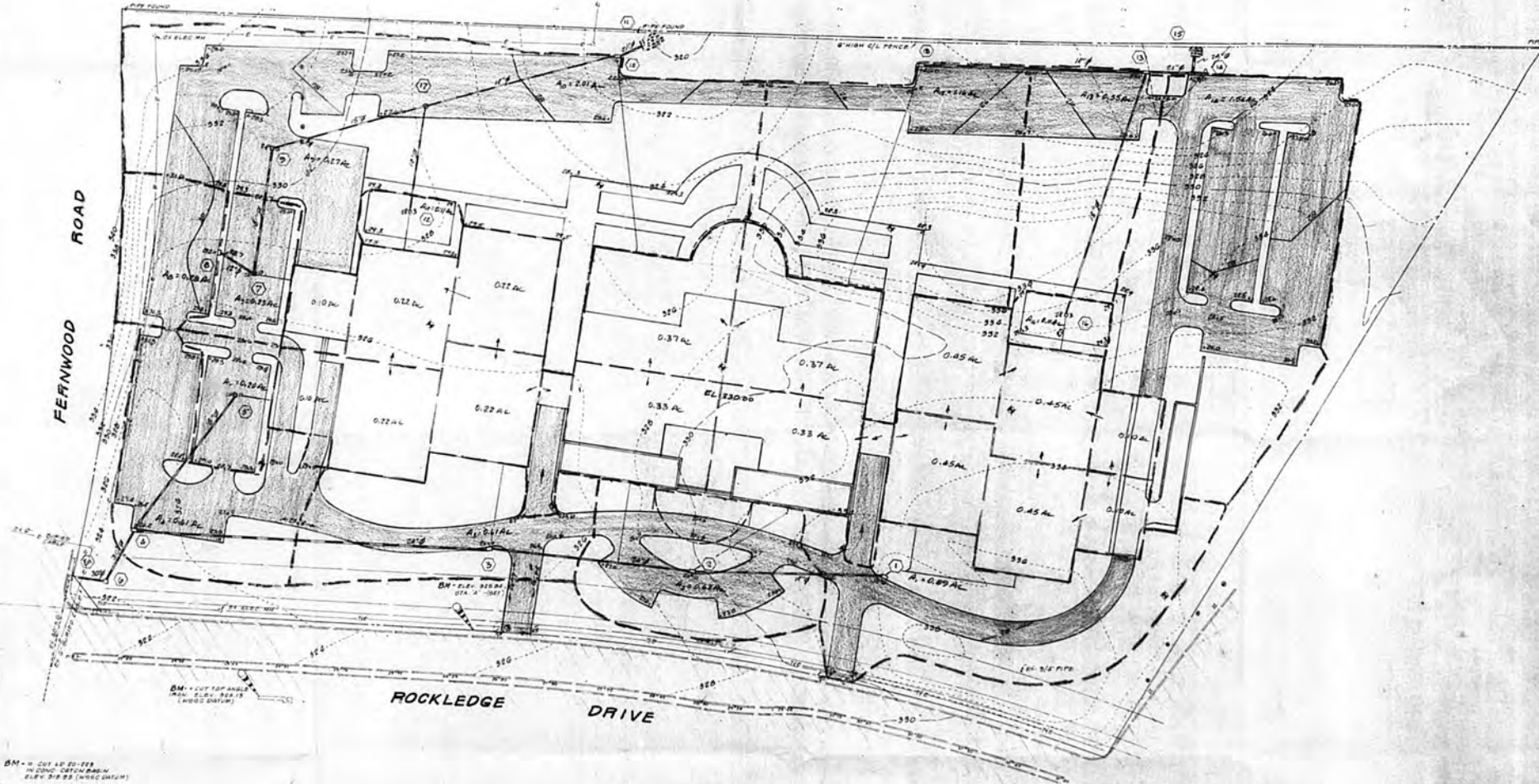
517-86



U.S. ROUTE #270

FERNWOOD ROAD

ROCKLEDGE DRIVE

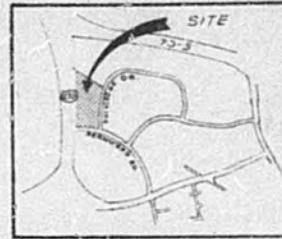


PL. 17. SAN SECT. COUNTY OF SAN DIEGO

PL. 17. SAN SECT.

BM - CUT TOP ANGLE
IN CONC. CURB BARR.
ELEV. 519.95 (WOOD DATUM)

Project Name	NORTHERN PACIFIC PARCEL A SAGE VALLEY FARM SHERIDAN (S.D.) DISTRICT SOUTHWEST COUNTY, OREGON	Client Name	ASSOCIATED ENGINEERS, INC. 2222 SOUTHWEST 4TH AVENUE PORTLAND, OREGON 97201 Tel. 362-2887	Job No.	10470
Scale of Plan	AS SHOWN	Scale of Elevation	1" = 20'	Drawn	DAVE
DRAINAGE STUDY					

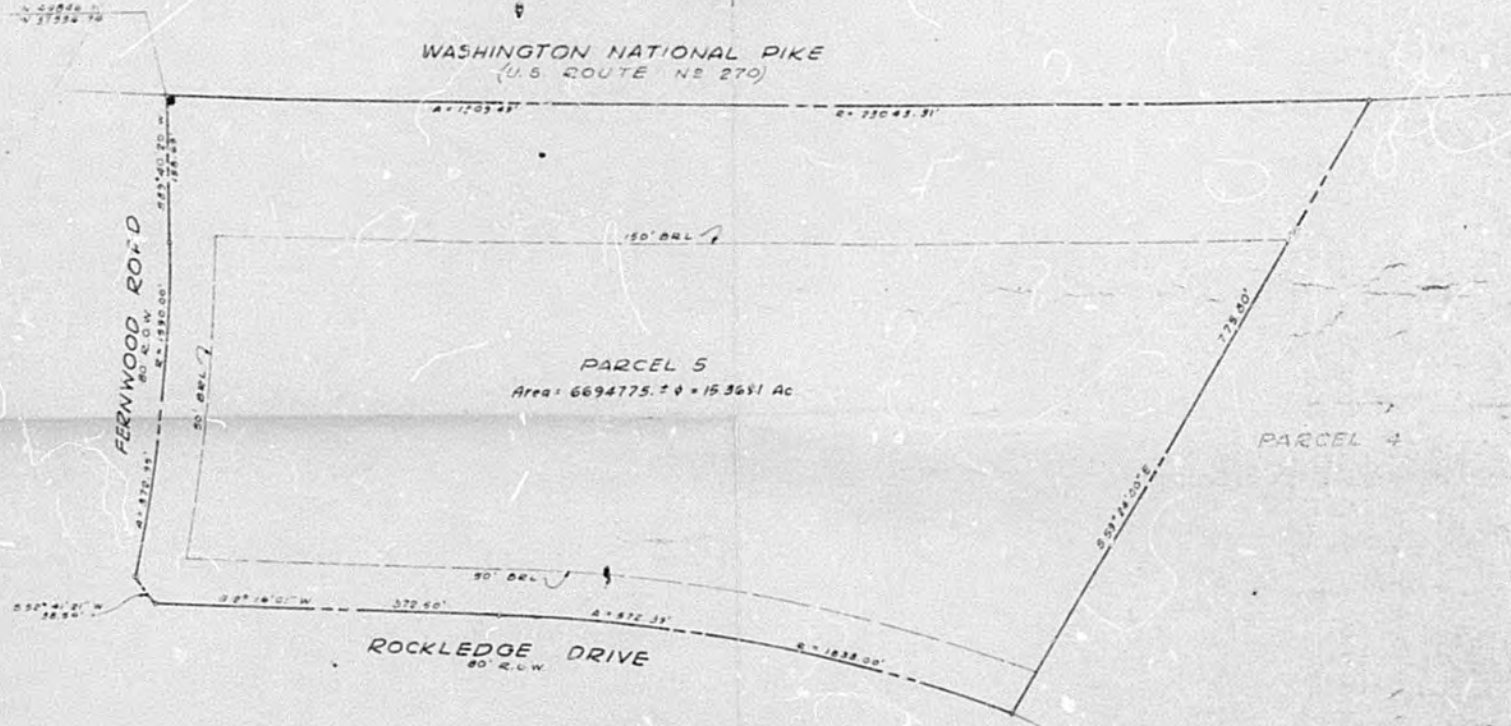


VICINITY MAP
SCALE: 1" = 1000'



WASHINGTON NATIONAL PIKE
(U.S. ROUTE NO 270)

1-177207 Rock Springs Park



PARCEL 5
Area: 6694775.7 ± = 15.3691 Ac

PARCEL 4

GENERAL NOTES

1. Subdivision plan for Public Water & Sewer.
2. Site Area 6694775 SF = 15.3691 Ac
3. Number of lots: 1
4. Property Reference: Plat Book 97, Plat 10870

Contract Purchaser: Southern Pacific Land Co.
1 Market Street
San Francisco, California 94105
Tel. 415-362-1211

PRELIMINARY RESUBDIVISION PLAN

OUTLOT A INTO
PARCEL 5
ROCK SPRINGS PARK
ROCKVILLE (NO. 4) DISTRICT
MONTGOMERY CO., MARYLAND
SCALE: 1" = 100' DATE: NOV 19, 1979

213 NW 7
Montgomery Co., Maryland Department Of
Transportation
Date: _____

Director

Department Of Environmental Protection
Date: _____

Director

Maryland National Capital Park & Planning Comm.
Montgomery Co. Planning Board
Date: _____ Chairman
M.N.C.P. & P.C. Record
File No: _____ Secretary - Treasurer

PREPARED BY:
ASSOCIATED ENGINEERS, INC.
8855 SIXTEENTH STREET
SILVER SPRING, MARYLAND
TEL. 582-7511



Attachment C

OFFICE OF THE COUNTY EXECUTIVE

Marc Elrich
County Executive

Christopher R. Conklin
Director

March 28, 2024

Ms. Amy Lindsey, Planner III
MidCounty Planning Division
The Maryland-National Capital
Park & Planning Commission
2425 Reedie Dr
Wheaton, MD 20902

RE: Sketch Plan No. 320240050
Democracy Center

Dear Ms. Lindsey:

We have completed our review of the revised sketch plan uploaded to eplans on March 18, 2024. A previous plan was reviewed by the Development Review Committee at its February 27, 2024, meeting. We recommend approval of the plan subject to the following comments that shall be addressed at Preliminary Plan Stage:

Significant Comments

1. Rockledge Drive is classified as a Downtown Street with 2 travel lanes and a minimum right-of-way (ROW) of 80-feet. The existing right-of-way on Rockledge Drive per plat #12853 is 80-feet. Note that additional dedication might be needed to incorporate frontage improvements. At the Preliminary Plan stage, the applicant will be responsible to determine the appropriate frontage improvements along Rockledge Drive by implementing the proposed one way separated bikeway and road diet identified in the Rock Spring Sector Plan. Final cross sections shall be reviewed and decided at the Preliminary Plan stage.
2. I-270 Spur is classified as a Freeway with 6 travel lanes and a minimum right-of-way (ROW) of 300-feet. We defer to MDSHA for all access and improvements to I-270 Spur with the exception of traffic signals.
3. Install a bench at the existing bus stop located at the southern frontage of Rockledge Drive. Please coordinate with Mr. Wayne Miller of our Division of Transit Services to coordinate improvements along

Rockledge Drive. Mr. Miller may be contacted at 240 777-5836 or at Wayne.Miller2@montgomerycountymd.gov.

4. TDM provisions of County Code 42A-26 apply to this development application. An owner or applicant for a development located in a District in an Orange Policy Area must submit a Level 3 Project-based TDM Results Plan for a project with more than 160,000 gross square feet. The Democracy Center project, located in the North Bethesda TMD and Orange Policy Area, proposes to develop more than 160,000 gsf, i.e., (668,484 gsf). Hence, Level 3 TDM Results Plan must be approved by MCDOT and submitted prior to issuance of any building permit by DPS.

A Level 3 TDM Results Plan requires a commitment by the owner or applicant to achieve a base NADMS that is 10% higher than the North Bethesda TMD's goal, the 30/39 percent NADMS goal for the North Bethesda TMD (30% for residents/39% for employees), and related commuting goals at that project.

Level 3 Results plans must include the following:

- a. Appointment of a Transportation Coordinator (a person to work with MCDOT and TMD representatives to achieve NADMS and other commuting goals).
- b. Notification of the Transportation Coordinator's contact information
- c. Access to the Project (owner must provide space on-site by prior arrangement with MCDOT or TMD representatives to allow the department to promote TDM).
- d. TDM Information (TDM-related information must be displayed in a location(s) visible to employees, residents and other project users).
- e. Selection of Strategies: The plan must include project-based strategies and demonstrate that the plan is achieving the goals established for the project.
- f. Additional or Substitution of Strategies: If strategies initially selected by the owner or applicant do not result in the project achieving goals by 6 years after final occupancy, revisions to the plan or strategies initially selected may be required.
- g. Additional Funding: If strategies selected by the owner or applicant do not result in achievement of the project goals by 6 years after final occupancy, the Department may require increased funding by the owner for existing or new TDM strategies. Additional increases in funding may be required if goals have still not been met within 8 years of final occupancy.
- h. Conduct independent monitoring to determine if the project is meeting its goals, until the goals are achieved.

Standard Comments

1. All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to the Department of Permitting Services (DPS) in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.

2. Pay the Montgomery County Department of Transportation plan review fee in accordance with Montgomery County Council Resolution 16-405 and Executive Regulation 28-06AM (“Schedule of Fees for Transportation-related Reviews of Subdivision Plans and Documents”).
3. All proposed roadway horizontal centerline radius should be shown on the plan and should meet the minimum requirements per the road classification specified in Montgomery County’s Code, Chapter 50. Since the proposed roadways are privately maintained we defer to P&P for final comments. At the Preliminary Plan stage the applicant must provide a private street justification per County Code Chapter 50.4.3.E.4 for private roads running through the property.
4. At the Preliminary Plan stage provide roadway cross sections for existing and proposed roads.
5. Must follow the Rock Spring and White Flint 2 Urban Design Guidelines. Local standards & guidelines may override Complete Streets.
6. Show all existing topographic details (paving, storm drainage, driveways adjacent and opposite the site, sidewalks and/or bikeways, utilities, rights of way and easements, etc.) on the preliminary plan.
7. Ensure ADA ramps are provided on-site, including for ADA parking spaces.
8. Submit storm drainage and/or flood plain studies, with computations for any portion of the subject site that drains to the Montgomery County public storm drain system. Analyze the capacity of the existing public storm drain system and the impact of the additional runoff. If the proposed subdivision is adjacent to a closed section street, include spread computations in the impact analysis.
9. Submit a completed, executed MCDOT Sight Distances Evaluation certification form, for all existing and proposed site entrances onto County-maintained roads, for our review and approval.
10. Design all access points and alleys to be at-grade with sidepath/sidewalk, dropping down to street level between the sidepath/sidewalk and roadway.
11. Pedestrian ramps and crosswalks along public streets will be reviewed and completed during the signing and marking stage.
12. Upgrade pedestrian facilities at intersections along the site frontage and at adjacent intersections to comply with current ADA standards.
13. Ensure there are no obstructions or impedances along Walkways and Bikeways. Identify any utility appurtenances and vaults and ensure that they are ADA accessible. Grates are prohibited in areas where walking users are expected.
14. The applicant needs to submit a truck circulation plan for review by the M-NCPPC and MCDPS. This plan should delineate the proposed movements on-site between the anticipated access locations, the proposed truck loading spaces, and the proposed dumpsters. The truck circulation pattern and loading position should be designed for counter-clockwise entry and for a left-side backing maneuver. Passenger vehicle travel ways should be separated from the expected truck patterns and storage areas. The applicant may also need to provide documentation of their proposed delivery schedules.

Ms. Amy Lindsey
Sketch Plan No. 320240050
March 28, 2024
Page 4

15. Ensure curve radii are as small as practicable to accommodate target design vehicles as per the Complete Streets Design Guide, without intrusion into bicycle or pedestrian travel ways.
16. Submit a Traffic Impact Study if required, by the Planning Department.
17. Forest Conservation Easements are NOT ALLOWED to overlap any easement.
18. No steps, stoops, transformers, electrical vaults, balconies or retaining walls for the development are allowed in county right-of-way. No door swings into county ROW.
19. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
20. Permit and bond for required public improvements (to be determined at the preliminary plan stage) will be required prior to approval of the record plat.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact me for this project at brenda.pardo@montgomerycountymd.gov or at (240) 777-7170.

Sincerely,

Brenda M. Pardo

Brenda M. Pardo, Engineer III
Development Review Team
Office to Transportation Policy

[SharePoint\teams\DOT\Director's Office\Development Review\Brenda\Sketch Plan\SP320240050 Democracy Center\Letter\320240050-Democracy Center-DOT Sketch Plan Letter_03.28.24](#)

cc: Correspondence folder FY 2024

cc-e: Mark Terry	MCDOT DTEO
Atiq Panjshiri	MCDPS RWPR
Sam Farhadi	MCDPS RWPR
Rebecca Torma	MCDOT OTP

Attachment D

From: [Elly A](#)
To: [Lindsey, Amy](#)
Subject: Comment Raising Concern Re. Democracy Center Planning Sketch Plan Number 3202240050
Date: Friday, May 3, 2024 9:25:14 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Amy,

I am writing to express my deep concerns regarding the proposed multi-family development project in our community (Name of Plan: Democracy Center, Sketch Plan Number:320240050) As a resident who deeply cares about the well-being and character of our neighborhood, I believe it is crucial to voice our collective apprehensions about this development.

While I understand the need for urban development and housing solutions, I firmly believe that this particular project poses significant challenges and risks to our community. Here are some of the key concerns:

- **Loss of Green Spaces and Communal Areas:** Our neighborhood currently has minimal green spaces and communal areas that can serve as essential gathering spots for residents. The proposed development threatens to encroach upon one of these precious few spaces, depriving us of vital areas for recreation, relaxation, and social interaction. Preserving these green spaces is vital for maintaining the health and well-being of our community.
- **Loss of Play Area:** As many of us are aware, Bright Horizons has a 20-year lease on the land where their playground is situated. This outdoor space plays a vital role in providing a safe and stimulating environment for the children under their care. However, with the proposed development encroaching upon this area, serious questions arise regarding the future of this essential facility. The well-being and development of our children should be paramount in any decision-making process.
- **Quality of Life:** Our neighborhood prides itself on its tranquil atmosphere and sense of community. Introducing yet another large-scale development may disrupt this harmony, leading to increased noise pollution, decreased privacy, and a loss of the tight-knit community feel that we cherish.
- **Environmental Concerns:** The construction and operation of a multi-family development could have detrimental effects on our local environment. Clearing land of mature trees for construction, increased pollution, and disruption of natural habitats are just a few examples of potential environmental impacts that need to be carefully considered.

Given these concerns, I urge you to reconsider the approval of the proposed multi-family development. I believe that alternative solutions, such as smaller-scale developments or repurposing existing structures, should be explored to meet our community's housing needs without sacrificing its integrity and quality of life.

Furthermore, residents of the EYA residence across the road from the proposed development need to be given further opportunities to voice their opinions and participate in the decision-making process through community meetings or forums.

Thank you for taking the time to consider our concerns. I trust that you will carefully weigh the potential impacts of this development on our community and make a decision that aligns with the best interests of all residents.

Sincerely,


Dr. Eline Appelmans

Phone: 6073199701

AFFIDAVIT

In conjunction with the filing of a Sketch Plan application for property located at 6901 Rockledge Drive, Bethesda, MD 20817, I hereby attest to the following:

1. A pre-submission meeting with neighbors was conducted on the evening of Wednesday, November 1, 2023 at 6:30 PM via Zoom.
2. A copy of the letter of invitation to attend the pre-submission meeting is attached (Exhibit A).
3. A list of all those who received copies of the letter invitation is attached (Exhibit B). This list included all adjoining and confronting property owners; all civic, community, condominium and homeowners associations within a half-mile radius of the site; and MNCPPC's Development Review Division, Intake Section.
4. A typed list showing the meeting attendees (Exhibit C) is attached, indicating which individuals want to be included as parties of record.
5. Minutes of the discussion at the pre-submission meeting are attached (Exhibit D).
6. A sign was posted on the property subject to the development at least 15 days prior to the pre-submission meeting (Exhibit E).




Soo Lee-Cho

Subscribed and sworn to before me, a Notary Public for Montgomery County, Maryland, this 29 day of NOV., 2023.



ANNA M HERVEY
Notary Public, State of Maryland
County of Montgomery
My Commission Expires 2/14/2027



Notary Public

My Commission expires: 2/14/2027

SECOND PRE-SUBMITTAL MEETING NOTICE

October 17, 2023

Dear Neighbor,

Our client, The NRP Group, will soon be filing a Sketch Plan application with the Maryland-National Park and Planning Commission (M-NCPPC) to develop a portion of a 15.35-acre property located in the CR-1.5, C-1.25, R-0.75, H 200 Zone at 6901 Rockledge Drive, with up to **393** multi-family residential units.

In compliance with the County's Zoning Ordinance, a Pre-Submittal Community Meeting will be held to provide you with an opportunity to become fully aware of our development intentions and to give you an opportunity to comment on the proposal. The Pre-Submittal Community Meeting will be held on **Wednesday, November 1st 2023, at 6:30 p.m.** via Zoom.

We welcome you to attend or to send a designated representative from your organization (as applicable) to this virtual meeting.

Please RSVP by calling or sending an email to Morgan Abramson at (301) 961-8661 or at Mabramson@bregmanlaw.com and you will be sent a meeting invite with a direct link allowing you to "**Join the Meeting**" via your computer, Meeting ID/Passcode or call-in option if preferred.

If you have any questions about the meeting, please feel free to reach out to Morgan Abramson with Bregman, Berbert, Schwartz and Gilday at the phone number/e-mail address provided above.

Sincerely,

BREGMAN, BERBERT, SCHWARTZ & GILDAY, LLC

By: 
Soo Lee-Cho

The NRP Group -- 6901 Rockledge -- Mailing List -- 08-15-2023

Adjoining and Confronting Property Owners							
Owner Name (First)	Owner Name (Second)	Mailing Address	City	State	Zip	Parcel, Lot, Block	Property Address
Rae Titleholder LLC		P.O. Box 130339	Carlsbad	CA	92013	N495, N/A, N/A	10401 Motor City Dr
Motor City Drive LLC		10411 Motor City Dr Ste 750	Bethesda	MD	20817	N424, N/A, N/A	10411 Motor City Dr
United States Postal Service		400 Virginia Ave SW	Washington	DC	20024	N332, N/A, N/A	10421 Motor City Dr
Potomac Electric Power Co	C/O Corp Tax Dept Ste 5617	701 9Th St NW	Washington	DC	20068	N211, N/A, N/A	Westlake Dr
Lockheed Martin Corp		6801 Rockledge Dr	Bethesda	MD	20817	N140, N/A, N/A	6801 Rockledge Dr
Montgomery Row At Rock Spring Homeowners Assn Inc	C/O The OHarris Management LLC	2120 16Th St NW #205	Washington	DC	20009	N/A, N/A, A	Rockledge Way
Grandview LLC		701 Maiden Choice Ln	Baltimore	MD	21228	N737, N/A, N/A	10400 Fernwood Rd
Montgomery Mall LLC	C/O Westfield Prop Tax Dept	P.O. Box 130940	Carlsbad	CA	92013	N587, N/A, N/A	Westlake Dr
Montgomery Row At Rock Spring Homeowners Assn Inc	C/O The OHarris Management LLC	2120 16Th St NW #205	Washington	DC	20009	N/A, N/A, A	Rockledge Way
Montgomery Row At Rock Spring Homeowners Assn Inc	C/O The OHarris Management LLC	2120 16Th St NW #205	Washington	DC	20009	N/A, N/A, A	Rockledge Dr
Rs Homes Associates LLC	C/O Eya Rs Manager LLC	4800 Hampden Ln Ste 300	Bethesda	MD	20814	N/A, N/A, A	Fernwood Rd
Rock Spring V LLC		10350 Bren Rd W	Minnetonka	MN	55343	N517, N/A, N/A	FERNWOOD RD UNIT: LU 5
Rock Spring III LLC		10350 Bren Rd W	Minnetonka	MN	55343	N519, N/A, N/A	FERNWOOD RD UNIT: LU 3
Min Li		10350 Jacobsen Street	Bethesda	MD	20817	N/A, 12, C	10350 JACOBSEN ST
Shanko Frehiwot Kebede	Mihrete Sosina	10352 Jacobson Street	Bethesda	MD	20817	N/A, 11, C	10352 JACOBSEN ST
Durrani Saba		10354 Jacobsen Street	Bethesda	MD	20817	N/A, 10, C	10354 JACOBSEN ST
Li Ling		10356 Jacobsen Street	Bethesda	MD	20817	N/A, 9, C	10356 JACOBSEN ST
Adams Stephen Daniel	Natusch Stephanie	10358 Jacobsen Street	Bethesda	MD	20817	N/A, 8, C	10358 JACOBSEN ST
Juan Nan Yin D Liv Tr		10360 Jacobsen Street	Bethesda	MD	20817	N/A, 7, C	10360 JACOBSEN ST
Shipp Evan Michael	Slogic Katherine Michelle	10364 Jacobsen Street	Bethesda	MD	20817	N/A, 6, C	10364 JACOBSEN ST
Cohen Beth Berman Revoc Tr		10368 Jacobsen Street	Bethesda	MD	20817	N/A, 4, C	10368 JACOBSEN ST
Rao Girish S		10370 Jacobsen Street	Bethesda	MD	20817	N/A, 3, C	10370 JACOBSEN ST
Rible Melissa	Kang Charles	10372 Jacobsen Street	Bethesda	MD	20817	N/A, 2, C	10372 JACOBSEN ST
Soliman Tamer	Soliman Sally	10374 Jacobsen Street	Bethesda	MD	20817	N/A, 1, C	10374 JACOBSEN ST
Zimmerman Eric Michael		10401 Fernwood Rd	Bethesda	MD	20817	N/A, 74, A	10401 FERNWOOD RD
Tamizifar Hourri	Cangahuala Augusto Abel	10402 Breuer Street	Bethesda	MD	20817	N/A, 14, B	10402 BREUER ST
Drysdale Allyson		10403 Fernwood Rd	Bethesda	MD	20817	N/A, 73, A	10403 FERNWOOD RD
Flood Allen Atlee Jr		10404 Breuer Street	Bethesda	MD	20817	N/A, 13, B	10404 BREUER ST
Jones Joseph P		10405 Fernwood Rd	Bethesda	MD	20817	N/A, 72, A	10405 FERNWOOD RD
Muyenzi Raoul	Ntawiha Mathalie	10406 Breuer Street	Bethesda	MD	20817	N/A, 12, B	10406 BREUER ST
Paro Andrea Suzanne		10407 Fernwood Rd	Bethesda	MD	20817	N/A, 71, A	10407 FERNWOOD RD
Qin Chuan		10408 Breuer Street	Bethesda	MD	20817	N/A, 11, B	10408 BREUER ST
Bokossah Fende		10409 Fernwood Rd	Bethesda	MD	20817	N/A, 70, A	10409 FERNWOOD RD
Azari Sayeh		10410 Breuer Street	Bethesda	MD	20817	N/A, 10, B	10410 BREUER ST
Saad Mazen M	Saad Yara	10411 Fernwood Rd	Bethesda	MD	20817	N/A, 69, A	10411 FERNWOOD RD
Yamaguchi Maimi		10412 Breuer Street	Bethesda	MD	20817	N/A, 9, B	10412 BREUER ST
Gairola Ashutosh	Kirola Neelam	10413 Fernwood Rd	Bethesda	MD	20817	N/A, 68, A	10413 FERNWOOD RD
Yokoi Hana Kiyo	Luong Peter Quang	10415 Fernwood Rd	Bethesda	MD	20817	N/A, 67, A	10415 FERNWOOD RD
Lian Zizhen Tr		10417 Fernwood Rd	Bethesda	MD	20817	N/A, 66, A	10417 FERNWOOD RD
Antolini Michael P	Antolini Tricia S	10419 Fernwood Rd	Bethesda	MD	20817	N/A, 65, A	10419 FERNWOOD RD
Gonzalez-hermosillo Brenda		10420 Breuer Street	Bethesda	MD	20817	N/A, 19, A	10420 BREUER ST
Harwell Jefferson J	Kunza Brittany	10421 Fernwood Rd	Bethesda	MD	20817	N/A, 64, A	10421 FERNWOOD RD
Wu Haoming		10422 Breuer Street	Bethesda	MD	20817	N/A, 20, A	10422 BREUER ST
Ismirioglou Hans		10423 Fernwood Rd	Bethesda	MD	20817	N/A, 63, A	10423 FERNWOOD RD
Sun Hui		10424 Breuer Street	Bethesda	MD	20817	N/A, 21, A	10424 BREUER ST
Tagoe Naa Awaa		10425 Fernwood Rd	Bethesda	MD	20817	N/A, 62, A	10425 FERNWOOD RD
Aminnia Nasim		10426 Breuer Street	Bethesda	MD	20817	N/A, 120, A	10426 BREUER ST
Akin-olugade Adesegun A	Akin-olugbade Marle-laure	10428 Breuer Street	Bethesda	MD	20817	N/A, 121, A	10428 BREUER ST
Bui Loan		10430 Breuer Street	Bethesda	MD	20817	N/A, 24, A	10430 BREUER ST
Adams Adonis T	Adams Katrina R	10441 Fernwood Rd	Bethesda	MD	20817	N/A, 49, A	10441 FERNWOOD RD
Palmer Kelly L		10443 Fernwood Rd	Bethesda	MD	20814	N/A, 48, A	10443 FERNWOOD RD
Kim Hongkyu	Kim Heasun	10447 Fernwood Rd	Bethesda	MD	20817	N/A, 46, A	10447 FERNWOOD RD
Kwon Christine C	Kwon Jong H	10449 Fernwood Rd	Bethesda	MD	20817	N/A, 45, A	10449 FERNWOOD RD
Cao Zhenzi		10453 Fernwood Rd	Bethesda	MD	20817	N/A, 43, A	10453 FERNWOOD RD

Toulabi Leila B	Toulabi Fereshte B	10455 Fernwood Rd	Bethesda	MD	20817	N/A, 42, A	10455 FERNWOOD RD
Creary Andron K		10457 Fernwood Rd	Bethesda	MD	20817	N/A, 41, A	10457 FERNWOOD RD
Nassikas Christine F	Westhauser Kerri L	10459 Fernwood Rd	Bethesda	MD	20817	N/A, 40, A	10459 FERNWOOD RD
Ghassemieh Negar	Bagherzadeh Pooyan Sahbaee	105 Heath Pl	Bethesda	MD	20817	N/A, 15, B	105 HEATH PL
Wu John J Revoc Tr	Wu Sou-ching C Revoc Tr	10506 Tanager Ln	Potomac	MD	20854	N/A, 98, A	6608 EAMES WAY
Wen Chengcheng		107 Heath Pl	Bethesda	MD	20817	N/A, 16, B	107 HEATH PL
Nguyen Van Thuan	Li Bingguang	10812 Red Barn Ln	Potomac	MD	20854	N/A, 97, A	6606 EAMES WAY
Li Bingguang	Nguyen Van Thuan	10812 Red Barn Ln	Potomac	MD	20854	N/A, 30, A	6920 ROCKLEDGE DR
Nguyen Van Thuan	Li Bingguang	10812 Red Barn Ln	Potomac	MD	20854	N/A, 31, A	6922 ROCKLEDGE DR
Li Bingguang	Nguyen Van Thuan	10812 Red Varn Ln	Potomac	MD	20854	N/A, 29, A	6918 ROCKLEDGE DR
Kelly Sean	Kelly Danielle Wooten	109 Heath Pl	Bethesda	MD	20817	N/A, 17, B	109 HEATH PL
Qin Yue	Song Xuesheng	111 Heath Pl	Bethesda	MD	20814	N/A, 18, B	111 HEATH PL
Yang Ji Seung	Liu Yang	113 Heath Pl	Bethesda	MD	20817	N/A, 19, B	113 HEATH PL
Wang Shibe		115 Heath Pl	Bethesda	MD	20817	N/A, 20, B	115 HEATH PL
Fischer Fred	Fischer Caryn	117 Heath Place	Bethesda	MD	20817	N/A, 21, B	117 HEATH PL
Jeng Chawn-yaw	Jeng Shwu-ching Chen	11834 Wood Thrush Ln	Potomac	MD	20854	N/A, 109, A	6632 EAMES WAY
Blakey Brian Craig Liv Tr	Lopez Margarita Liv Tr	119 Heath Place	Bethesda	MD	20817	N/A, 22, B	119 HEATH PL
St Clair Crystal		121 Heath Pl	Bethesda	MD	20817	N/A, 23, B	121 HEATH PL
Housing Unlimited Inc		12125 Veirs Mill Rd #201	Silver Spring	MD	20906	N/A, 77, A	6593 ROCK SPRING DR
Balanne Family Liv Tr		164 Winsome Cir	Bethesda	MD	20814	N/A, 44, A	10451 FERNWOOD RD
Montgomery Row At Rock Spring Homeowners Assn Inc	C/O THEOHARRIS MANAGEMENT LLC	2120 16Th Street NW #205	Washington	DC	20009	N/A, N/A, A	ROCKLEDGE DR
Montgomery Row At Rock Spring Homeowners Assn Inc	C/O THEOHARRIS MANAGEMENT LLC	2120 16Th Street NW #205	Washington	DC	20009	N/A, N/A, A	EAMES WAY
Montgomery Row At Rock Spring Homeowners Assn Inc	C/O THEOHARRIS MANAGEMENT LLC	2120 16Th Street NW #205	Washington	DC	20009	N/A, N/A, A	2544 EAMES WAY
Montgomery Row At Rock Spring Homeowners Assn Inc	C/O THEOHARRIS MANAGEMENT LLC	2120 16Th Street NW #205	Washington	DC	20009	N/A, N/A, A	ROCKLEDGE WAY
Montgomery Row At Rock Spring Homeowners Assn Inc	C/O THEOHARRIS MANAGEMENT LLC	2120 16Th Street NW #205	Washington	DC	20009	N/A, N/A, A	EAMES WAY
Montgomery Row At Rock Spring Homeowners Assn Inc	C/O THEOHARRIS MANAGEMENT LLC	2120 16Th Street NW #205	Washington	DC	20009	N/A, N/A, A	EAMES WAY
Montgomery Row At Rock Spring Homeowners Assn Inc	C/O THEOHARRIS MANAGEMENT LLC	2120 16Th Street NW #205	Washington	DC	20009	N/A, N/A, B	EAMES WAY
Montgomery Row At Rock Spring Homeowners Assn Inc	C/O THEOHARRIS MANAGEMENT LLC	2120 16Th Street NW #205	Washington	DC	20009	N/A, N/A, C	JACOBSEN ST
Montgomery Row At Rock Spring Homeowners Assn Inc	C/O THEOHARRIS MANAGEMENT LLC	2120 16Th Street NW #205	Washington	DC	20009	N/A, N/A, A	EAMES WAY
Montgomery Row At Rock Spring Homeowners Assn Inc	C/O THEOHARRIS MANAGEMENT LLC	2120 16Th Street NW #205	Washington	DC	20009	N/A, N/A, A	ROCKSPRING DR
Montgomery Row At Rock Spring Homeowners Assn Inc	C/O THEOHARRIS MANAGEMENT LLC	2120 16Th Street NW #205	Washington	DC	20009	N/A, N/A, A	EAMES WAY
Montgomery Row At Rock Spring Homeowners Assn Inc	C/O THEOHARRIS MANAGEMENT LLC	2120 16Th Street NW #205	Washington	DC	20009	N/A, N/A, A	EAMES WAY
Montgomery Row At Rock Spring Homeowners Assn Inc	C/O THEOHARRIS MANAGEMENT LLC	2120 16Th Street NW #205	Washington	DC	20009	N/A, N/A, A	EAMES WAY
Montgomery Row At Rock Spring Homeowners Assn Inc	C/O THEOHARRIS MANAGEMENT LLC	2120 16Th Street NW #205	Washington	DC	20009	N/A, N/A, A	EAMES WAY
Montgomery Row At Rock Spring Homeowners Assn Inc	C/O THEOHARRIS MANAGEMENT LLC	2120 16Th Street NW #205	Washington	DC	20009	N/A, N/A, B	HEATH PL
Montgomery Row At Rock Spring Homeowners Assn Inc	C/O THEOHARRIS MANAGEMENT LLC	2120 16Th Street NW #205	Washington	DC	20009	N/A, N/A, A	EAMES WAY
Montgomery Row At Rock Spring Homeowners Assn Inc	C/O THEOHARRIS MANAGEMENT LLC	2120 16Th Street NW #205	Washington	DC	20009	N/A, N/A, C	EAMES WAY
Montgomery Row At Rock Spring Homeowners Assn Inc	C/O THEOHARRIS MANAGEMENT LLC	2120 16Th Street NW #205	Washington	DC	20009	N/A, N/A, A	JACOBSEN ST
Montgomery Row At Rock Spring Homeowners Assn Inc	C/O THEOHARRIS MANAGEMENT LLC	2120 16Th Street NW #205	Washington	DC	20009	N/A, N/A, C	HEATH PL
Montgomery Row At Rock Spring Homeowners Assn Inc	C/O THEOHARRIS MANAGEMENT LLC	2120 16Th Street NW #205	Washington	DC	20009	N/A, N/A, A	EAMES WAY
Montgomery Row At Rock Spring Homeowners Assn Inc	C/O THEOHARRIS MANAGEMENT LLC	2120 16Th Street NW #205	Washington	DC	20009	N/A, N/A, A	ROCKLEDGE DR
Montgomery Row At Rock Spring Homeowners Assn Inc	C/O THEOHARRIS MANAGEMENT LLC	2120 16Th Street NW #205	Washington	DC	20009	N/A, N/A, C	JACOBSEN ST
Montgomery Row At Rock Spring Homeowners Assn Inc	C/O THEOHARRIS MANAGEMENT LLC	2120 16Th Street NW #205	Washington	DC	20009	N/A, N/A, C	EAMES WAY
Montgomery Row At Rock Spring Homeowners Assn Inc	C/O THEOHARRIS MANAGEMENT LLC	2120 16Th Street NW #205	Washington	DC	20009	N/A, N/A, A	ROCK SPRING DR
Montgomery Row At Rock Spring Homeowners Assn Inc	C/O THEOHARRIS MANAGEMENT LLC	2120 16Th Street NW #205	Washington	DC	20009	N/A, N/A, B	EAMES WAY
Montgomery Row At Rock Spring Homeowners Assn Inc	C/O THEOHARRIS MANAGEMENT LLC	2120 16Th Street NW #205	Washington	DC	20009	N/A, N/A, C	EAMES WAY
Cheung Kevin	Cheung Ching Chan	41 Harpers Mill Dr	Ponte Verda	FL	32081	N/A, 3, A	6706 EAMES WAY
Hsieh Jennifer	Hsieh Piin-duann	416 Main Street #200	Gaithersburg	MD	20878	N/A, 24, C	6627 EAMES WAY
S&h Rentals LLC		4489 Woodbridge Rd	Niceville	FL	32578	N/A, 5, C	10366 JACOBSEN ST
Rs Homes Associates LLC	C/O EYA RS MANAGER LLC	4800 Hampden Ln Ste 300	Bethesda	MD	20814	N/A, 22, A	10426 BREUER ST
Rs Homes Associates LLC	C/O EYA RS MANAGER LLC	4800 Hampden Ln Ste 300	Bethesda	MD	20814	N/A, P5, N/A	FERNWOOD RD
Rs Homes Associates LLC	C/O EYA RS MANAGER LLC	4800 Hampden Ln Ste 300	Bethesda	MD	20814	N/A, N/A, A	ROCKSPRING DR
Rs Homes Associates LLC	C/O EYA RS MANAGER LLC	4800 Hampden Ln Ste 300	Bethesda	MD	20814	N/A, N/A, A	FERNWOOD RD
Rs Homes Associates LLC	C/O EYA RS MANAGER LLC	4800 Hampden Ln Ste 300	Bethesda	MD	20814	N/A, 23, A	10428 BREUER ST
Hu Honggang	Xu Li	6101 Wentworth Ct	Westerville	OH	48082	N/A, 11, A	6724 EAMES WAY
Weng Xiaolan		6557 Rock Spring Dr	Bethesda	MD	20817	N/A, 94, A	6557 ROCK SPRING DR
Goodman Jerome	Goodman Simone	6559 Rock Spring Dr	Bethesda	MD	20817	N/A, 93, A	6559 ROCK SPRING DR
Chik Ivan	Liu Sheng	6561 Rock Spring Dr	Bethesda	MD	20817	N/A, 92, A	6561 ROCK SPRING DR
Carey Andrew		6563 Rock Spring Dr	Bethesda	MD	20817	N/A, 91, A	6563 ROCK SPRING DR

Habtemariam Solomon Ghebrezgha	Mussie Merry Tewelde	6565 Rock Spring Dr	Bethesda	MD	20817	N/A, 90, A	6565 ROCK SPRING DR
Ako Ayuk	Ayuk Alice	6567 Rock Spring Dr	Bethesda	MD	20817	N/A, 89, A	6567 ROCK SPRING DR
Rao Prashanth	Rao Sara	6569 Rock Spring Dr	Bethesda	MD	20817	N/A, 88, A	6569 ROCK SPRING DR
Kim Min Y	Kim Christine	6571 Rock Spring Dr	Bethesda	MD	20817	N/A, 87, A	6571 ROCK SPRING DR
Chang Wo Shing	Chang Mindy Y	6575 Rock Spring Dr	Bethesda	MD	20814	N/A, 86, A	6575 ROCK SPRING DR
Pan Yi Ping		6577 Rock Spring Dr	Bethesda	MD	20817	N/A, 85, A	6577 ROCK SPRING DR
Bolognese Jennifer		6581 Rock Spring Dr	Bethesda	MD	20817	N/A, 83, A	6581 ROCK SPRING DR
Kanazir Boris	Eri-kanazir Tanja	6585 Rock Spring Dr	Bethesda	MD	20817	N/A, 81, A	6585 ROCK SPRING DR
Prasanna Archana		6587 Rock Spring Dr	Bethesda	MD	20814	N/A, 80, A	6587 ROCK SPRING DR
Chao Jerry W	Lee Regina	6589 Rock Spring Dr	Bethesda	MD	20817	N/A, 79, A	6589 ROCK SPRING DR
Limpas Jose	Montecinos Angi P	6591 Rock Spring Dr	Bethesda	MD	20817	N/A, 78, A	6591 ROCK SPRING DR
Ryu Brian	Kim Jongsun A	6595 Rock Spring Dr	Bethesda	MD	20817	N/A, 76, A	6595 ROCK SPRING DR
Linnola Ritva Ilona Family Tr		6597 Rock Spring Dr	Bethesda	MD	20817	N/A, 75, A	6597 ROCK SPRING DR
Jung Ju	Park Sung Jun	6602 Eames Way	Bethesda	MD	20814	N/A, 95, A	6602 EAMES WAY
Gai Jiaxiang	Xu Meng	6603 Eames Way	Bethesda	MD	20817	N/A, 13, C	6603 EAMES WAY
Kemburu Bhanumurthy	Gollapalli Usha V	6604 Eames Way	Bethesda	MD	20817	N/A, 96, A	6604 EAMES WAY
Tadesse Gedion A		6605 Eames Way	Bethesda	MD	20817	N/A, 14, C	6605 EAMES WAY
Yesserie Addis Getnet	Desta Sisay A	6607 Eames Way	Bethesda	MD	20817	N/A, 15, C	6607 EAMES WAY
Wang Yajin		6610 Eames Way	Bethesda	MD	20817	N/A, 99, A	6610 EAMES WAY
Yang Dong Ai	Xu Xiao Qian Et Al	6611 Eames Way	Bethesda	MD	20817	N/A, 17, C	6611 EAMES WAY
Chen Wei Chou	Lai Chia Min K	6612 Eames Way	Bethesda	MD	20817	N/A, 100, A	6612 EAMES WAY
Lewandowski Stephen Archie	Lewandowski Jiwon Lee	6613 Eames Way	Bethesda	MD	20817	N/A, 18, C	6613 EAMES WAY
Demberel Unurjargal	Lkhaajav Dorjnamjim	6614 Eames Way	Bethesda	MD	20817	N/A, 101, A	6614 EAMES WAY
Chiang L Alice Revocable Trust	Chiang L Alice Trustee	6615 Eames Way	Bethesda	MD	20817	N/A, 19, C	6615 EAMES WAY
Yabe Keisuke	Yabe Idalia M	6616 Eames Way	Bethesda	MD	20817	N/A, 102, A	6616 EAMES WAY
Hendler Gregory T	Hendler Elizabeth L	6617 Eames Way	Bethesda	MD	20817	N/A, 20, C	6617 EAMES WAY
Abdullah Hesham A		6618 Eames Way	Bethesda	MD	20817	N/A, 103, A	6618 EAMES WAY
Windsor Diedre Lynn Revocable Trust	Windsor Diedre Lynn Trustee	6621 Eames Way	Bethesda	MD	20817	N/A, 21, C	6621 EAMES WAY
Raghunandan Bebi Z Revocable Living Trust	Raghunandan Bebi Z Trustee	6622 Eames Way	Bethesda	MD	20817	N/A, 104, A	6622 EAMES WAY
Kadri Sameer S	Kadri Shabnam	6624 Eames Way	Bethesda	MD	20817	N/A, 105, A	6624 EAMES WAY
Chang Kevin	Connie Chang	6625 Eames Way	Bethesda	MD	20817	N/A, 23, C	6625 EAMES WAY
Charbel Halim		6626 Eames Way	Bethesda	MD	20817	N/A, 106, A	6626 EAMES WAY
Zhang Yixin	Fan Tianyi	6628 Eames Way	Bethesda	MD	20817	N/A, 107, A	6628 EAMES WAY
Choi Oh Sung	Kim Sun A	6629 Eames Way	Bethesda	MD	20817	N/A, 25, C	6629 EAMES WAY
Lee Jeanie O		6630 Eames Way	Bethesda	MD	20817	N/A, 108, A	6630 EAMES WAY
Liu Wei Rong		6631 Eames Way	Bethesda	MD	20817	N/A, 26, C	6631 EAMES WAY
Panero Hugh Rev Tr	Durkin Mary Beth Rev Tr	6634 Eames Way	Bethesda	MD	20817	N/A, 110, A	6634 EAMES WAY
Kroeger Timm	Kroeger Rosa Carolina Sandoval Correa De	6636 Eames Way	Bethesda	MD	20817	N/A, 111, A	6636 EAMES WAY
Modell Scott	Modell Flavia	6640 Eames Way	Bethesda	MD	20817	N/A, 112, A	6640 EAMES WAY
Singh Rajinder	Kamath Asha	6642 Eames Way	Bethesda	MD	20817	N/A, 113, A	6642 EAMES WAY
Zhu Claire		6644 Eames Way	Bethesda	MD	20817	N/A, 114, A	6644 EAMES WAY
Trickett Lindsey		6646 Eames Way	Bethesda	MD	20817	N/A, 115, A	6646 EAMES WAY
Yen Dorothy C	Lucenti Daniel A	6648 Eames Way	Bethesda	MD	20817	N/A, 116, A	6648 EAMES WAY
Moon Daniel Duk-ki	Lee Eun Min	6652 Eames Way	Bethesda	MD	20817	N/A, 118, A	6652 EAMES WAY
Le Tracy H	Nguyen Phiet M	6654 Eames Way	Bethesda	MD	20817	N/A, 119, A	6654 EAMES WAY
Yang Zheyu	Qi Muxue	6660 Eames Way	Bethesda	MD	20817	N/A, 56, A	6660 EAMES WAY
Chiou Victoria L		6662 Eames Way	Bethesda	MD	20817	N/A, 57, A	6662 EAMES WAY
Rahbari Gelareh	Mahboubirad Farshid	6664 Eames Way	Bethesda	MD	20817	N/A, 58, A	6664 EAMES WAY
Gebre Kongit	Tolla Bekele	6666 Eames Way	Bethesda	MD	20817	N/A, 59, A	6666 EAMES WAY
Pinto Raul	Jauregui Alejandra Isabel	6668 Eames Way	Bethesda	MD	20817	N/A, 60, A	6668 EAMES WAY
Wang Liang	Aliyeva Nigar Farhad	6670 Eames Way	Bethesda	MD	20817	N/A, 61, A	6670 EAMES WAY
Huang Furong	Xi Wenchao	6674 Eames Way	Bethesda	MD	20817	N/A, 50, A	6674 EAMES WAY
Nguyen Epega Family Rev Trust		6676 Eames Way	Bethesda	MD	20817	N/A, 51, A	6676 EAMES WAY
Jung Sam		6678 Eames Way	Bethesda	MD	20817	N/A, 52, A	6678 EAMES WAY
Lukenbill Francis C	Lukenbill Melissa Balder	6679 Rock Spring Dr	Bethesda	MD	20817	N/A, 84, A	6579 ROCK SPRING DR
Kao Lang	Huang Yi-hui	6680 Eames Way	Bethesda	MD	20817	N/A, 53, A	6680 EAMES WAY
Hurwitz Brandi		6682 Eames Way	Bethesda	MD	20817	N/A, 54, A	6682 EAMES WAY
Liu Bozhen		6684 Eames Way	Bethesda	MD	20817	N/A, 55, A	6684 EAMES WAY

Hosin Gayon M	Hosin Eric S	6702 Eames Way	Bethesda	MD	20817	N/A, 1, A	6702 EAMES WAY
Huynh Alfred C		6704 Eames Way	Bethesda	MD	20817	N/A, 2, A	6704 EAMES WAY
Hann Alpha A	Sall Mariama K	6710 Eames Way	Bethesda	MD	20817	N/A, 5, A	6710 EAMES WAY
Lokken Holly L		6712 Eames Way	Rockville	MD	20855	N/A, 6, A	6712 EAMES WAY
Suthar Ameesh G		6716 Eames Way	Bethesda	MD	20817	N/A, 7, A	6716 EAMES WAY
Gomes Andrew	Gomes Idaisa G	6718 Eames Way	Bethesda	MD	20814	N/A, 8, A	6718 EAMES WAY
Xu Teng teng	Gapud Eric Jonas	6720 Eames Way	Bethesda	MD	20817	N/A, 9, A	6720 EAMES WAY
Montes Juan C		6722 Eames Way	Bethesda	MD	20817	N/A, 10, A	6722 EAMES WAY
Yoder Lowell W	Yoder Debbra	6727 Eames Way	Bethesda	MD	20817	N/A, 1, B	6727 EAMES WAY
Yang Xinsen	Zhao Qing	6728 Eames Way	Bethesda	MD	20817	N/A, 12, A	6728 EAMES WAY
Luong Kristina Nguyen	Evans Lethu	6729 Eames Way	Bethesda	MD	20817	N/A, 2, B	6729 EAMES WAY
Wang Yu & Hu Yinqing		6730 Eames Way	Bethesda	MD	20817	N/A, 13, A	6730 EAMES WAY
Kang Jeonghan	Jung Miyeon	6731 Eames Way	Bethesda	MD	20817	N/A, 3, B	6731 EAMES WAY
Chung Jin Ah		6732 Eames Way	Bethesda	MD	20817	N/A, 14, A	6732 EAMES WAY
Metro Matthew A	Metro Laura S	6733 Eames Way	Bethesda	MD	20817	N/A, 4, B	6733 EAMES WAY
Startt Donald &	Fitzgerald Kristin Erin	6734 Eames Way	Bethesda	MD	20814	N/A, 15, A	6734 EAMES WAY
Lee Bobbi	Lee Duk Soo Et Al	6735 Eames Way	Bethesda	MD	20817	N/A, 5, B	6735 EAMES WAY
Baskaran Saran Kumar	Appelmans Eline Anne Maria	6736 Eames Way	Bethesda	MD	20817	N/A, 16, A	6736 EAMES WAY
Hayantu Abraham	Aslay Mehret Y	6737 Eames Way	Bethesda	MD	20817	N/A, 6, B	6737 EAMES WAY
Sundberg Susan Louise		6738 Eames Way	Bethesda	MD	20817	N/A, 17, A	6738 EAMES WAY
Debella Mesifne	Desalegn Genet B	6739 Eames Way	Bethesda	MD	20817	N/A, 7, B	6739 EAMES WAY
Yi Soo Youn	Hwang Francis	6740 Eames Way	Bethesda	MD	20817	N/A, 18, A	6740 EAMES WAY
Liu William Ming	Liu Rossina Zamora	6741 Eames Way	Bethesda	MD	20817	N/A, 8, B	6741 EAMES WAY
Wei Yuqing		6910 Rockledge Dr	Bethesda	MD	20817	N/A, 25, A	6910 ROCKLEDGE DR
Goldstein Kenneth	Goldstein Amanda	6912 Rockledge Dr	Bethesda	MD	20817	N/A, 26, A	6912 ROCKLEDGE DR
Denton Renata		6914 Rockledge Dr	Bethesda	MD	20817	N/A, 27, A	6914 ROCKLEDGE DR
Mera Mesganaw Y	Tessema Fantanesh A	6916 Rockledge Dr	Bethesda	MD	20817	N/A, 28, A	6916 ROCKLEDGE DR
Mun Richard Young		6924 Rockledge Dr	Bethesda	MD	20817	N/A, 32, A	6924 ROCKLEDGE DR
S Pal Realty LLC		6928 Rockledge Dr	Bethesda	MD	20817	N/A, 33, A	6928 ROCKLEDGE DR
Khaki Leila	Ganji Reza	6930 Rockledge Dr	Bethesda	MD	20814	N/A, 34, A	6930 ROCKLEDGE DR
Ljelu Lola		6932 Rockledge Dr	Bethesda	MD	20814	N/A, 35, A	6932 ROCKLEDGE DR
Gross Jamie	Cardinal Michael	6934 Rockledge Dr	Bethesda	MD	20817	N/A, 36, A	6934 ROCKLEDGE DR
Murara Lewis Kabayiza		6936 Rockledge Dr	Bethesda	MD	20817	N/A, 37, A	6936 ROCKLEDGE DR
Lee Eun		6938 Rockledge Dr	Bethesda	MD	20817	N/A, 38, A	6938 ROCKLEDGE DR
Hsu Aaron	Hsu Liang-ping Et Al	8419 Harker Drive	Potomac	MD	20854	N/A, 16, C	6609 EAMES WAY
Chang Edmond Chin Ping	Chang Ann	8720 Snowhill Ct	Potomac	MD	20854	N/A, 22, C	6623 EAMES WAY
Cui Wei	Tang Yiwei	9800 Glynshire Way	Potomac	MD	20854	N/A, 117, A	6650 EAMES WAY
Yaya Global Inc		9823 Potomac Manors Dr	Potomac	MD	20852	N/A, 82, A	6583 ROCK SPRING DR
Cheng Carmen T	Chen Steven C	9844 Avenel Farm Dr	Potomac	MD	20854	N/A, 47, A	10445 FERNWOOD RD
Zhang Bin	Chen Zhen	6708 Eames Way	Bethesda	MD	20817	N/A, 4, A	6708 EAMES WAY
Kwan Siu Chan	Xu Li	6940 Rockledge Dr	Bethesda	MD	20817	N/A, 39, A	6940 Rockledge Dr

Homeowners' Associations and Civic Groups Registered with M-NCPPC

Association Name	Name	Position	Address	City	State	Zip
East County Citizens Advisory Board	Chair	Rachel Evans	3300 Briggs Chaney Road	Silver Spring	MD	20904
Heritage Walk Homes Corporation	President	Mark Quinn	25 Windermere Court	Rockville	MD	20852
Luxmanor Citizens Association	Trustee	Abbe Milstein	11704 Ibsen Drive	Rockville	MD	20852
Luxmanor Citizens Association	Vice President	Sharon Plotnick	6316 Cameo Court	Rockville	MD	20852
Luxmanor Citizens Association	President	Sheri Steisel Weiss	11326 Cushman Road	Bethesda	MD	20852
Montgomery County Civic Federation	President	Alan Bowser	P.O. Box 1123	Bethesda	MD	20814
Montgomery County Renters Alliance	Chair - Treasurer	William Roberts, Esq	P.O. Box 7773-7773	Silver Spring	MD	20907
Montgomery County Renters Alliance Inc.	Director	Matthew Losak	1001 Spring Street #316	Silver Spring	MD	20910
Montgomery County Taxpayers League	President	Joan Fidler	7400 Pyle Road	Bethesda	MD	20817
Montgomery Row at Rock Spring HOA	Management Contact	Anastasia Theoharis	2120 16th Street NW	Washington	DC	20009
Montgomery Row at Rock Spring HOA	Legal Agent - Resident Agent	Deborah Stewart	4400 Jenifer Street NW	Washington	DC	20015
Montgomery Row at Rock Spring HOA	Administrative Agent	John Theoharis	4833 Drummond Avenue	Chevy Chase	MD	20815
Montgomery Row at Rock Spring HOA	Primary Contact - Owner	Wyndham Robertson	10435 Fernwood Road	Bethesda	MD	20814
Montgomery Row At Rock Spring HOA	President	Julie Clements-Smith	10403 Fernwood Road	Bethesda	MD	20817

Northern Montgomery County Alliance	Chair	Julius Cinque	22300 Slidell Road	Boys	MD	20841
Potomac Chamber of Commerce	President	Adam Greenberg Potomac Pizza	P.O. Box 59160	Potomac	MD	20859
Sierra Club - Montgomery County Group	Treasurer	Jennifer Rossmere	P.O. Box 4024	Rockville	MD	20849
West Spring Condominium	Management Contact	Scott Wertlieb	12041 Bournefield Way	Silver Spring	MD	20904
West Spring Condominium	Primary Contact - Owner	Wanda Boveja	7400 Lakeview Drive, #407	Bethesda	MD	20817
West Spring Condominium	President	Kathleen Freeman	7420 Lakeview Drive #405	Bethesda	MD	20817
Windermere Estates HOA	President	Anthony Celeste	11037 Daybreak Court	Rockville	MD	20852
Windermere Estates HOA	Administrative Agent	Patricia Kelsick-Fasusi	14820 Silverstone Drive	Silver Spring	MD	20905

M-NCPPC and Development Team

Name	Job Title	Firm	Address	City	State	Zip
Montgomery County Planning DARC / intake			8787 Georgia Avenue	Silver Spring	MD	20910
Soo Lee-Cho	Counsel	Bregman, Berbert, Schwartz & Gilday	7315 Wisconsin Avenue, Suite 800 West	Bethesda	MD	20814

**Pre-Submission Community Meeting
The NRP Group
Democracy Center - 6901 Rockledge Drive
Attendee List
November 01, 2023**

The following representatives of The NRP Group attended the meeting:

Soo Lee-Cho	Bregman, Berbert, Schwartz, & Gilday, LLC
Karl Alt	The NRP Group
Joseph Torg	The NRP Group
Joshua Wooldridge	The NRP Group
Chanda Beaufort	VIKA - Civil Engineering & Site Design

The following community members attended the meeting:

[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]

Pre-Submission Community Meeting Minutes
The NRP Group
Democracy Center - 6901 Rockledge Drive
Sketch Plan
November 1, 2023

The pre-submission community meeting was held virtually utilizing the Zoom platform on Thursday November 1, 2023. The meeting commenced at 6:35 PM.

The following representatives of The NRP Group attended the meeting:

Soo Lee-Cho	Bregman, Berbert, Schwartz, & Gilday, LLC
Karl Alt	The NRP Group
Joseph Torg	The NRP Group
Joshua Wooldridge	The NRP Group
Chanda Beaufort	VIKA - Civil Engineering & Site Design

Several community members also attended the meeting. Please refer to the attached Meeting Attendees List for their contact information.

[REDACTED]

Soo Lee-Cho began the meeting by introducing herself and confirming the community members that were in attendance. She requested that some attendees provide updated mailing addresses for the purpose of future communications. She introduced Karl Alt, explaining that he would deliver a presentation on the proposed project, and that the presentation would be followed by a question-and-answer session. Due to technical difficulties, Joshua Wooldridge made the presentation instead.

Joshua Wooldridge began by introducing the NRP Group's team. He provided background on the NRP Group including the company's history both nationally and in Montgomery County.

Mr. Wooldridge clarified certain aspects, and gave a broad overview of the project, explaining that the goal is to redevelop a currently undeveloped portion on the north side of the Democracy Center suburban office park. The project will bring a multi-family apartment building to the area and will also include extensive improvements to the surrounding plaza and public open space.

Ms. Lee-Cho clarified the maximum number of possible units as 393, with the likely number of units being closer to 388, and that this is a Sketch Plan application. The zoning on the property is a CR zone, which allows for both commercial and residential uses.

Ms. Lee-Cho invited the attendees to ask questions or provide comments at the conclusion of the above - described presentation. Representative questions/comments include the following:

- Question: *When was this all decided?*

Nothing has been decided, we haven't filed the application yet. This is a pre-filing meeting.

- Question: *Why did they put the sign so hidden? Does Lockheed Martin know? Do you know how many people walk in that trail?*

Ultimately this will go before the Montgomery County Planning Board for approval, so at that point there's a public meeting. Once we file, it will take a couple weeks to go through an intake process and once it's officially accepted there's a 90-day review/approval period. During the 90 days, staff at Park and Planning will review the application and generate a staff report and recommendation.

- Question: *Who owns the land?*

The owners of the Democracy Center office buildings.

- Question: *Who put the sign there?*

There are five signs all around the total site. You can't really see the signs from the interstate but there are signs in front of the office buildings, in front of the park, and right along Westlake.

- Question: *Is there going to be removal of trees and the tennis court, the basketball court?*

Yes, there will need to be removal of some existing trees and outdoor improvements to accommodate the new apartment building. Current planning principles support the introduction of residential into existing single-use office park areas to create more of a 24-hour community as opposed to just office commuters coming in and out.

- Question: *Are these condos or rentals?*

They are rental apartments.

- Question: *Are we keeping the original trees or are they planting new trees?*

There will be a mix of both. The current plan is to preserve trees as we can, but also introduce additional landscaping.

- Question: *Is this park open to the public or only for residents?*

The proposed park is part of our public open space requirement, so yes the hard surface court will be striped for basketball, pickleball tennis, the bocce courts, the playground area and the seating areas will be open to the public.

- Question: *Is the owner of the office buildings planning to sell the land to the developer and what is going to happen to the 6901 building?*

The ownership will remain with Democracy Center and the parking will stay as is, but there will be some modification to the parking lot. The west side of the parking lot and the parking garage underneath will not be touched.

- Question: *Once it is approved, what year are we talking about for occupancy?*

We plan on closing on the property at the end of 2025, early 2026, then there are two years of construction activities before the first residents can move in.

- Question: *Will there be a grocery store or shopping underneath?*

No, there is no retail associated with this project.

- Question: *So you have no affiliation with the building that they are building by Balducci's?*

No.

- Question: *Are pets allowed?*

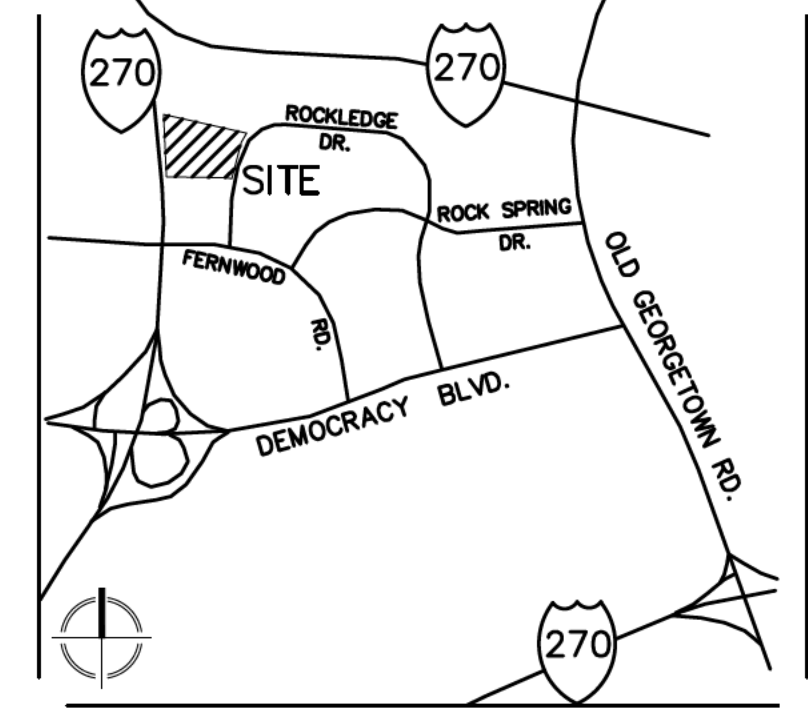
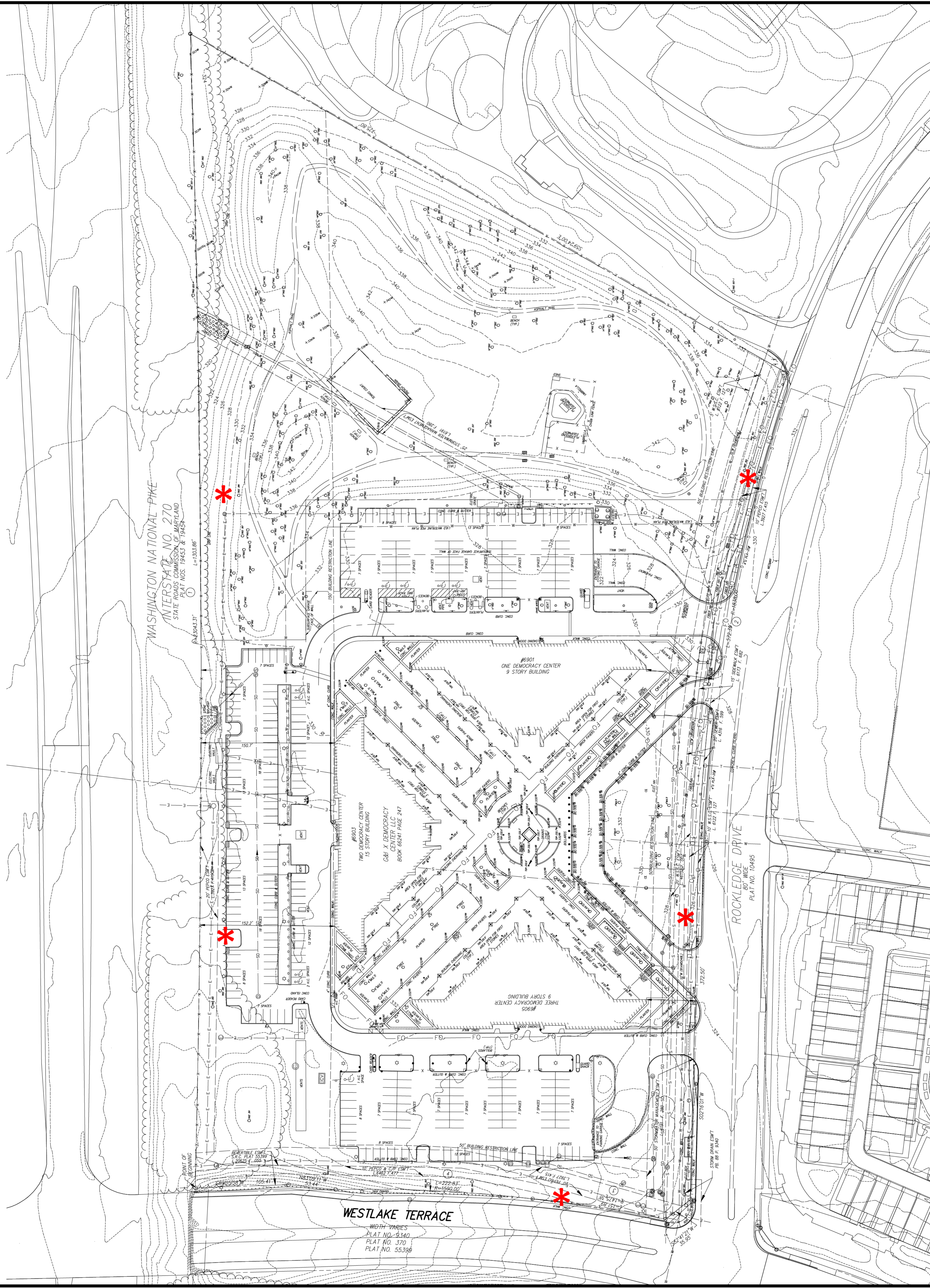
Yes. Pets are encouraged. There is a pet spa as well, washing station, drying station. There is also going to be internal bike storage, and a fitness area, lounge.

- Question: *How much will the rent be?*

We wouldn't set the rents until 2026, 2027.

The meeting concluded at 7:05 PM. Ms. Lee-Cho shared her contact information and invited the attendees to contact her if they thought of any follow-up questions.

E-FILE STAMP



VICINITY MAP
SCALE: 1" = 2000'

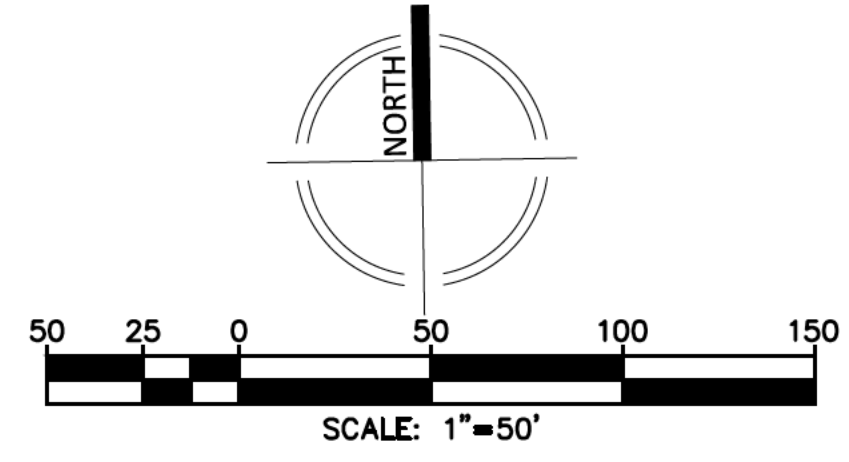
NOTE: Sketch Plan drawings are conceptual only and represent proposed development in an illustrative manner. Final building locations, dimensions, heights, uses, phasing, density, parking, unit mix, development standards and programs shall be determined at time of site plan applications.

PLAN LEGEND

Legend table listing symbols for property lines, utility lines (fiber optic, electrical, gas, water, sewer), zoning boundaries, parking labels, and sign posting locations. Includes a red asterisk symbol for 'PROPOSED SIGN POSTING'.

NOT FOR CONSTRUCTION

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



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

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DEMOCRACY CENTER MF, LLC
1228 EUCLID AVENUE 4TH FLOOR
CLEVELAND, OH 44115
240.614.4322

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BETHESDA, MARYLAND 20814
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DONALD FOOR III, RA

CIVIL ENGINEER
VKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100
MICHAEL GOODMAN, PE

LANDSCAPE ARCHITECTURE
PARKER RODRIGUEZ
101 N. UNION STREET
SUITE 200
ALEXANDRIA, VA 22314
703.548.5020
DAN AVRIT, PLA

Revisions table with columns for REVISIONS and DATE.

DEMOCRACY CENTER

16TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 213NW07
TAX MAP:GP343

SIGN POSTING LOCATION PLAN

PROFESSIONAL SEAL

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DRAWN BY: _____
DESIGNED BY: _____
DATE ISSUED: SEPT. 2023
VKA PROJECT VM50203D
DRAWING NO. 320240050
SHEET NO. SK-400

PRE-SUBMITTAL MEETING FOR:

Sketch Plan Application for approximately 393
Multi-family units on 15.35 Acres in the CR Zone
(CR1.5, C 1.25, R 0.75, H 200)

To be held via Zoom on

Wednesday, November 1st, 2023 at 6:30PM

Please RSVP to mabramson@bregmanlaw.com
or Call Morgan Abramson at (301) 961-8661 to
obtain Meeting ID/Passcode

For process and hearing information please contact:

☑ The Maryland-National Capital Park & Planning Commission
2425 Reedie Drive, Wheaton, MD 20902
www.montgomeryplanning.org/development
(301) 495-4550

2023/10/16

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**AFFIDAVIT IN COMPLIANCE WITH
MONTGOMERY COUNTY ZONING ORDINANCE**

On this 16th day of October, 2023, before me the subscriber,
a Notary Public of the State and County aforesaid,
personally appeared Jeff Ridall who made oath
in due form of law as follows:

That on October 16, 2023, at least 15 days before the November 1, 2023
Community Meeting signs announcing the date, time, and location of the
community meeting were erected for the above captioned Plan on the Subject
property, in accordance with the required distances and positioning as set
forth in the above mentioned Ordinance.



Signature

Subscribed and sworn to, before me,
on the day and year above written.



Notary Public

SEAL

My Commission Expires: _____

Z:\50000-50500\50203\DOCUMENTS\50203D\PLANNING\PRELIMINARY PLANS\SKETCH
PLAN\Democracy Center Community Meeting Affidavit 2023-1016.doc

Montgomery County, Maryland Notary Public Amy Baronoff Kalomiris My Commission Expires 9/8/2026
