

Pre-Submission Community Meeting Minutes
Centro Square
Preliminary Plan / Site Plan
May 14, 2025

The pre-submission community meeting was held virtually through Zoom, with an optional dial-in number for those not joining online, on Wednesday, May 14, 2024. The meeting commenced promptly at 7 PM.

The following representatives of the development team attended the meeting:

Gio Esposito	Tri Pointe Homes Metro DC
Sachin Kalbag	VIKA Maryland
Esra Soytutan	VIKA Maryland
Patrick O'Neil	Lerch, Early & Brewer, Chtd.
Vince Biase	Lerch, Early & Brewer, Chtd.

Community members also attended the meeting and participated by asking questions to the development team.

Mr. Biase opened the meeting by welcoming attendees, introducing the development team, and inviting participants to sign-in and provide contact information for future correspondence with the development team by using a virtual sign-in sheet. He explained that the meeting was being held to share development plans with the community and answer any questions that neighbors would have. Mr. Biase explained that a meeting summary would be submitted as part of the Site Plan and Preliminary Plan applications, in accordance with the Subdivision Regulations and Zoning Ordinance.

Mr. Esposito provided an overview of Tri Pointe Homes' presence in the DC Metro area, including their history as Winchester Homes and previous experience developing in Montgomery County. He introduced Centro Square, a proposed 200-unit residential community of townhomes and 2-unit, located at 7501 Standish Place in Rockville. Mr. Esposito provided context for the site and the prospective development, highlighting that the subject property is currently improved with vacant office buildings and a large surface parking lot. He presented on various elements of the proposed Preliminary Plan, Site Plan, and overall redevelopment.

Mr. Esposito shared slides showing the existing conditions, the site's orientation, and the conceptual layout for Centro Square. He specifically presented on the proposed layout, which includes a prominent central park, a network of internal streets and pocket parks, and a pedestrian-friendly design. The development includes garage parking for all units, with additional parallel parking provided along the internal street grid. Mr. Esposito highlighted the architectural features of the townhomes and condos, including front doors facing public streets, optional elevators for multigenerational families, and back-to-back condos with encapsulated garages provided for parking.

Mr. Biase presented on the overall development review and entitlement process. He explained that the subject property was previously rezoned via a Local Map Amendment, which was reviewed and recommended for approval by the County's Zoning Hearing Examiner and ultimately approved by the County Council. Mr. Biase stated that the current Site Plan and Preliminary Plan applications are the next phase of the entitlements process and a Planning Board hearing on both applications is anticipated for Fall 2025. Mr. Biase then reminded participants to sign-in using the virtual sign-in sheet in order to correspond with the development team throughout the review process.

Mr. Esposito concluded the presentation with an overview of the new, diverse housing typologies provided as part of the proposed residential community, public benefits related to proposed open space and various amenities included within the overall development, and new affordable housing opportunities.

Community questions focused on parking adequacy, affordable housing units, architectural features, and potential traffic impacts. Mr. Esposito explained that the proposed affordable homes will be dispersed evenly throughout the community's townhomes and two-unit condos. He also clarified that a pavilion is proposed as part of the open space programming, and all homes will have internal garages. Mr. Kalbag and Mr. O'Neil addressed questions on traffic, noting that the new residential use will generate significantly less traffic than the prior office use. Mr. O'Neil explained that a traffic statement is being finalized by the applicant's traffic engineers (Lenhart Traffic Consulting) and will be shared upon submittal and review. Various Improvements along Crabbs Branch Way, including a shared-use path and pedestrian crossings, were also discussed.

The meeting concluded at approximately 7:45 PM.

AFFIDAVIT OF COMMUNITY MEETING

I hereby certify that a community meeting was held virtually on May 14, 2025 at 7:00 pm through the Zoom Meeting platform, with an optional dial-in number, in advance of the filing of the Preliminary Plan and Site Plan applications for the Centro Square project located at the 7501 Standish Place in Rockville.

I solemnly affirm that notice was properly given and the said community meeting was held in accordance with the Zoning Ordinance requirements and development procedures, as modified by the Planning Department for virtual community meetings in response to the COVID-19 public health emergency.

Patrick O'Neil

Signature

6/10/2025

Date

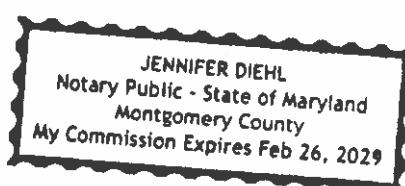
Patrick L. O'Neil

Print Name

Attorney for the Applicant

Title

Sworn and subscribed to before me this 10th day of June, 2025



Jennifer Diehl

Signature of Notary Public

Jennifer Diehl

Printed Name of Notary Public

My Commission Expires:

Feb 26, 2029

Centro Square Community Meeting

Tri Pointe Homes DC Metro | May 14th, 2025

Project Team



75th
YEARS

LerchEarlyBrewer

Developer	Land Use Attorney	Civil Engineer	Landscape Architect	Architect	Acoustical Consultant	Traffic Engineer
Tri Pointe Homes DC Metro	Lerch Early Brewer	VIKA Maryland	VIKA Maryland	KTGY	HUSH	Lenhart Traffic Consulting
Gio Esposito	Patrick O'Neil	Sachin Kalbag	Esra Soytutan	Jesse Robeson	Gary Ehrlich	Nick Driban



Point of Contact:
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Gio.Esposito@tripointehomes.com

tri pointe[®]
HOMES

Loudoun County

Travers Grove

Montgomery County

Centro Square

Polaris Square

Northpark

Northpark II

Amalyn

- Active Community
- Future Community
- Under Contract
- Signed LOI

Prince George's County

Tri Pointe Homes in the DMV

Loudoun County

Travers Grove

Montgomery County

Centro Square

Polaris Square

Northpark

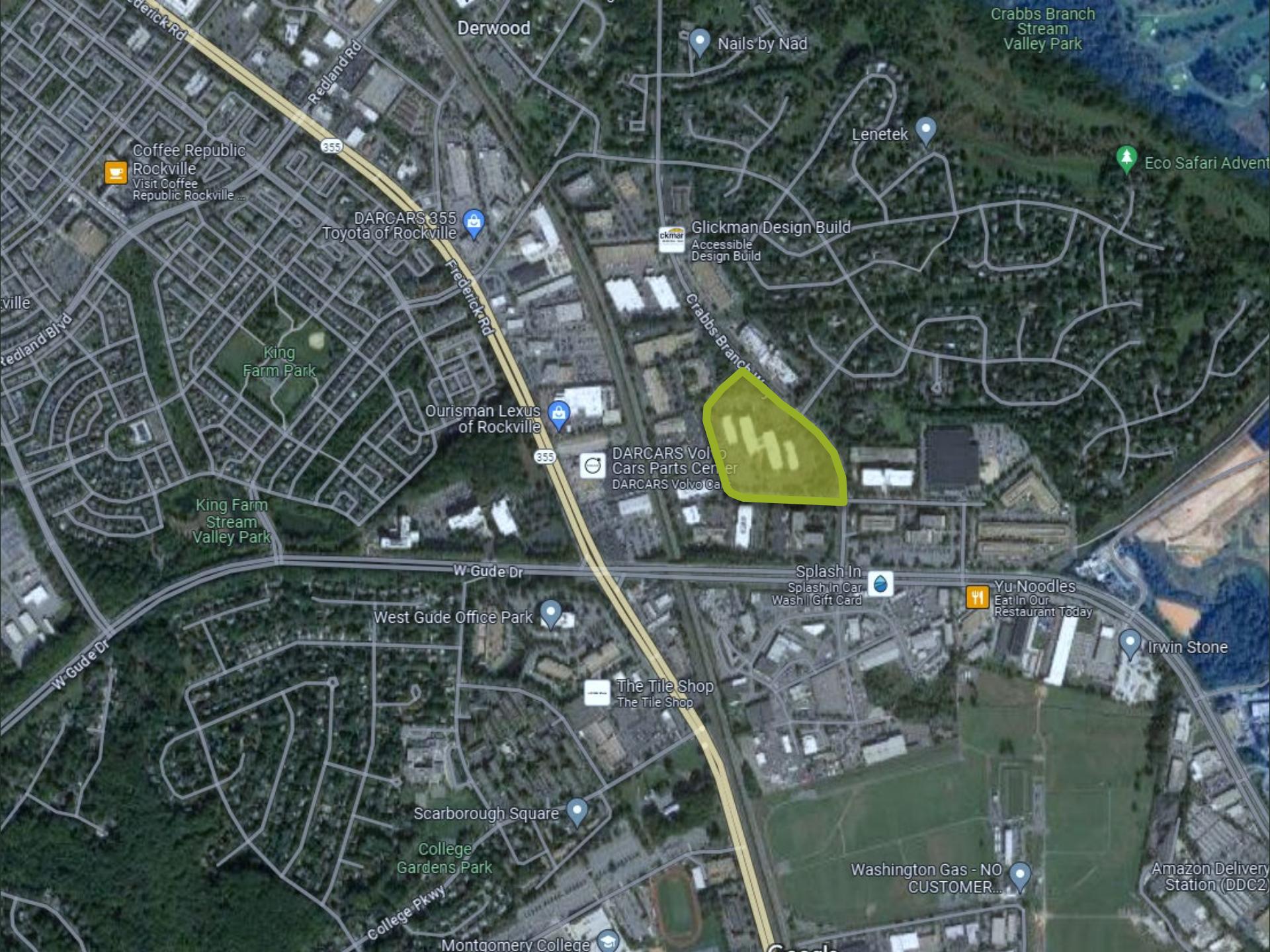
Northpark II

Amalyn

- Active Community
- Future Community
- Under Contract
- Signed LOI

Prince George's County

Tri Pointe Homes in MoCo



NORTH





CENTRO SQUARE PLAN



Note: Final materials and location
determined at Site Plan

Potential Open Space Features



Note: Final materials and location determined at Site Plan

Potential Open Space Features



Note: Final materials and location determined at Site Plan

Potential Open Space Features



Note: Final materials and location determined at Site Plan

Potential Open Space Features



Note: Final materials and location determined at Site Plan

Townhomes and 2-Unit Condominiums

3 to 4 Bedrooms | Horizontally Configured | Townhouse and Condo Units

Townhomes



2-Unit Condos



Pleasing Townhouse Style Elevations

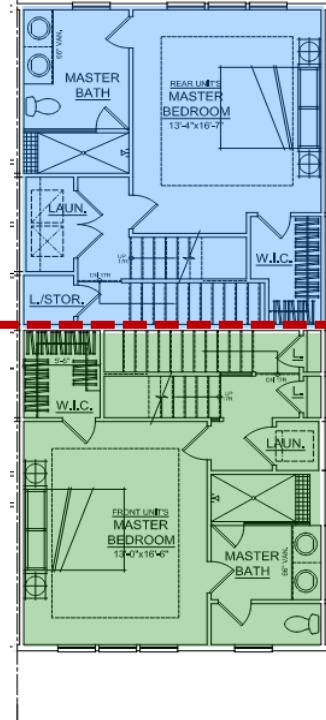
- Front doors, mixed materials, and pitched roofs working together to create an inviting streetscape
- Rear 2-car garage per unit keeping alleys free and clear of parked cars
- Townhomes with optional elevators for added convenience and multigeneration living
- Paneling and brick facades paying tribute to classic Rockville architecture

2-Unit Condos | Proposed Layout



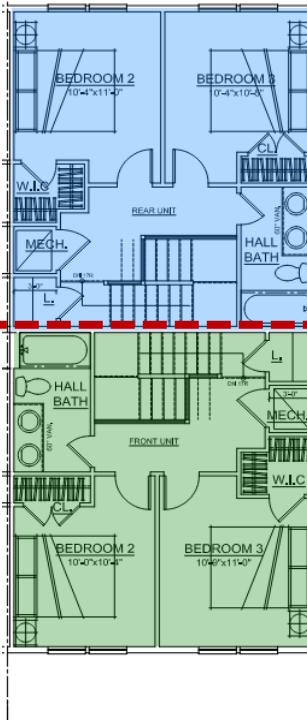
4th Floor

Primary Bedroom Level
w/ laundry and walk-in closets



3rd Floor

Secondary Bedroom Level



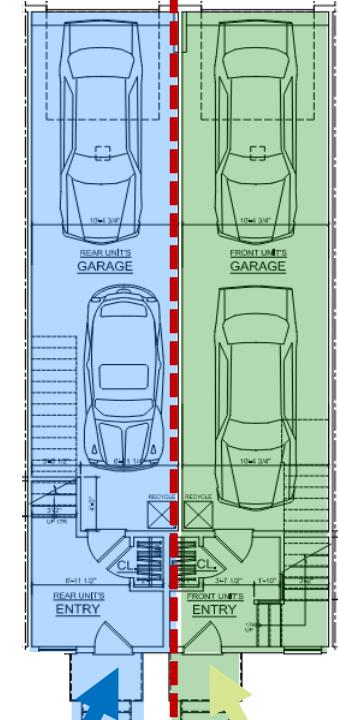
2nd Floor

Living Level w/ kitchen, dining, great room, and powder room

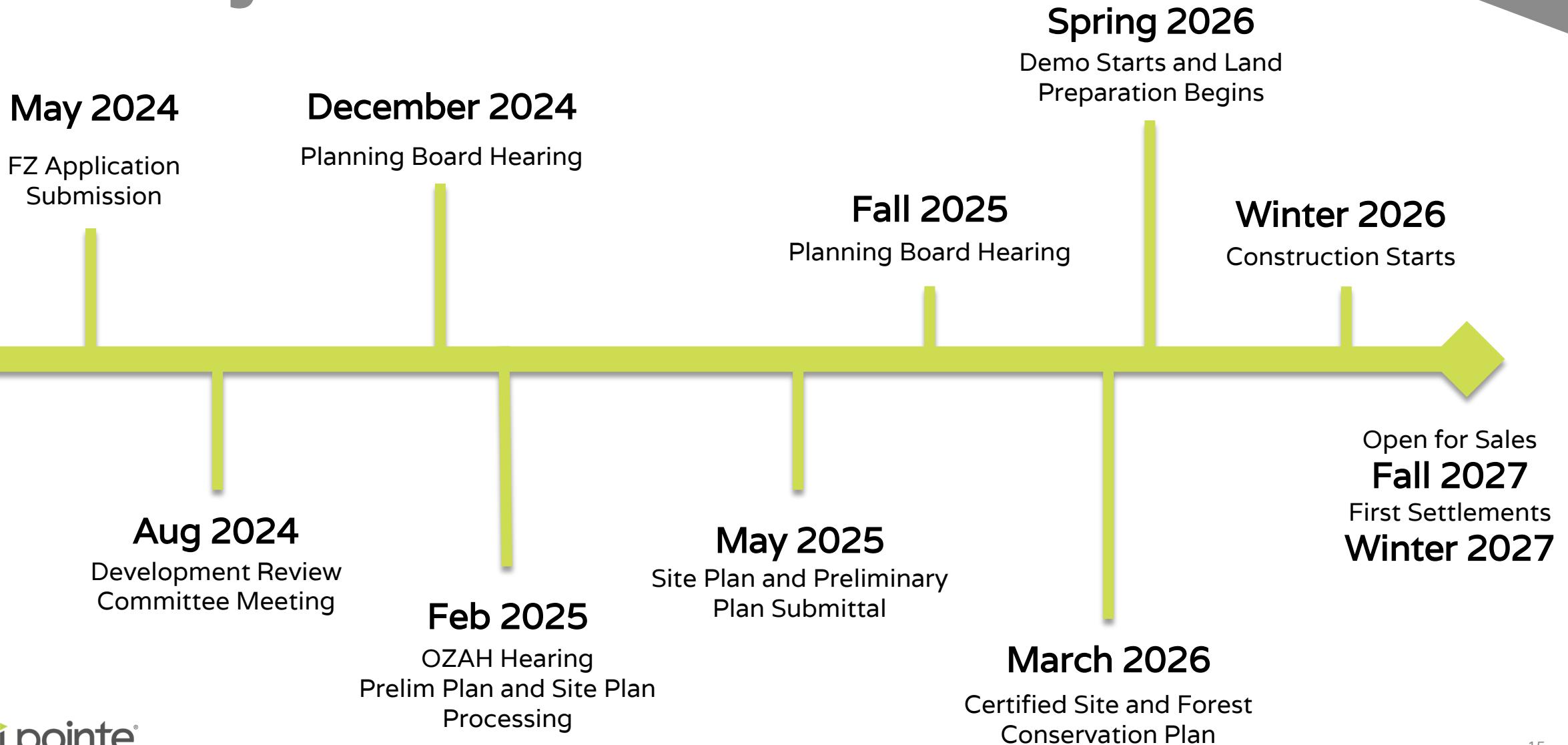


1st Floor

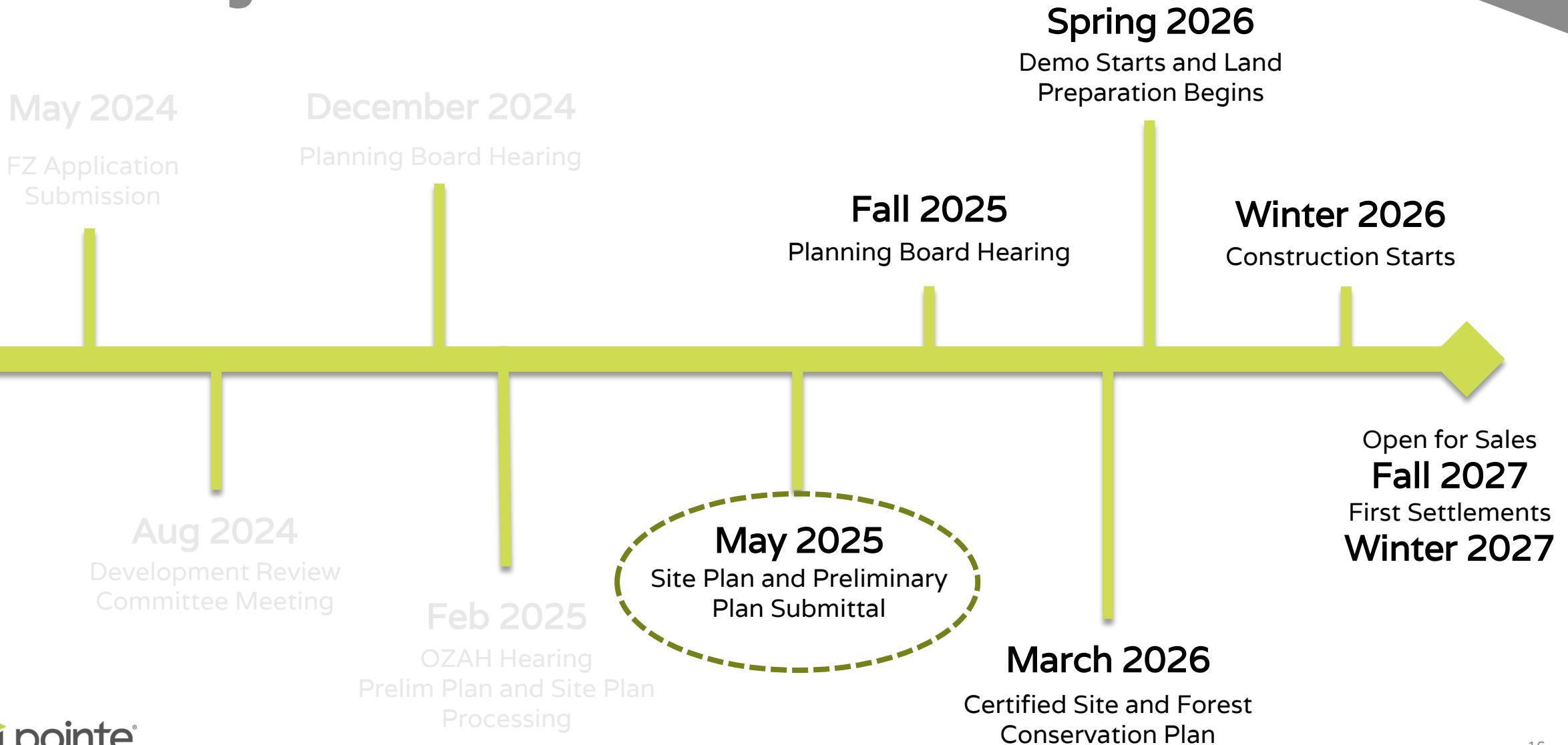
Tandem parking for each unit and common front entry



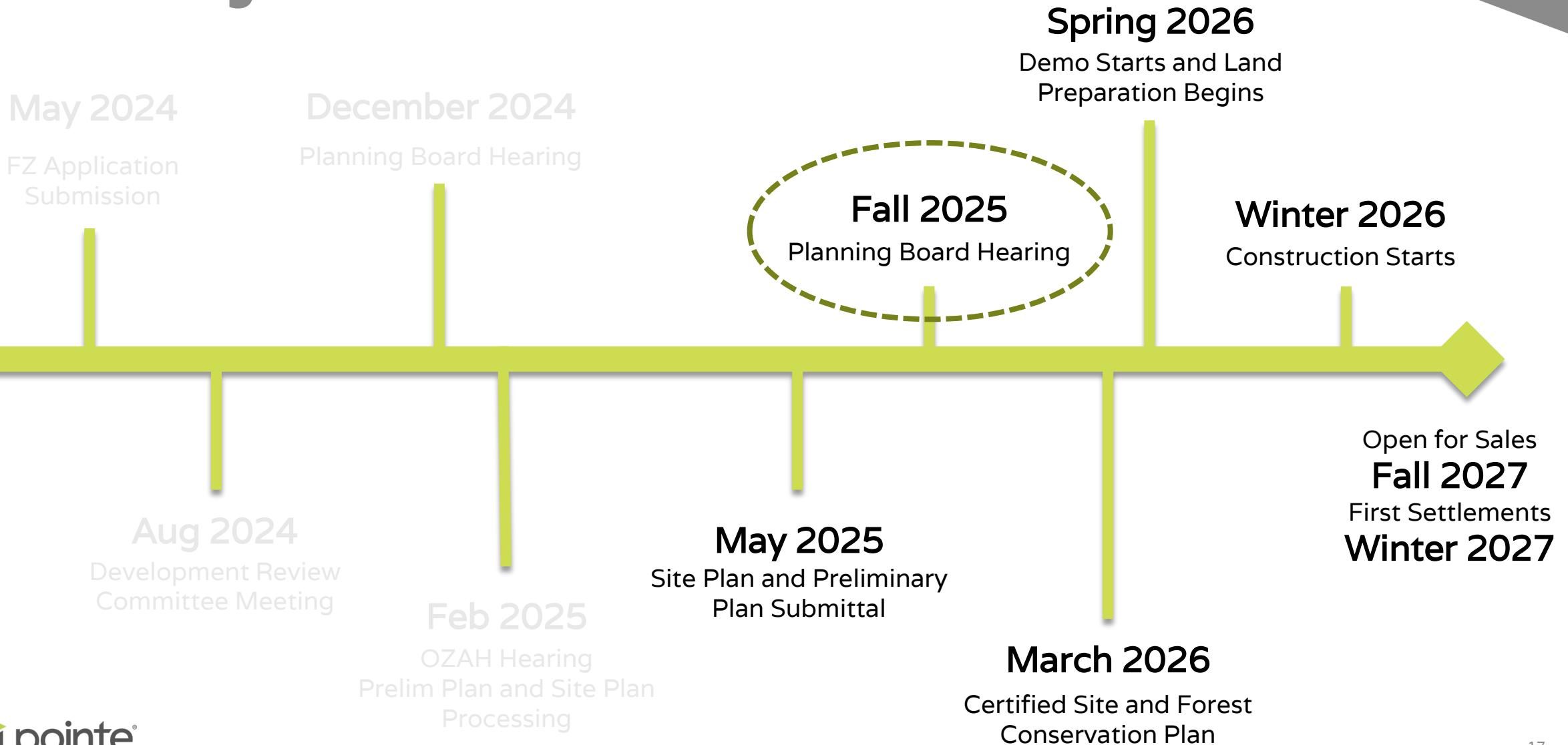
Project Timeline



Project Timeline



Project Timeline





New
Mixed Income
Housing Community

2027

Deliveries

30

Much Needed
Affordable
Homes



Additional
3-Bedroom Housing
Inventory

Funds to Support Transportation, Parks,
and Schools



Refreshed Approach to
2-Unit Condo's

Highly Desirable
FOR-SALE
Housing



Next Steps:
Planning Board
Hearing



Thank You
Questions/Comments?