

Item # 11



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

M E M O R A N D U M

**DATE:** July 19, 2002  
**TO:** Montgomery County Planning Board  
**FROM:** A. Malcolm Shaneman  
Development Review Division  
(301) 495-4587  
**SUBJECT:** Informational Maps for Subdivision Items on the  
Planning Board's Agenda for July 25, 2002.

---

Attached are copies of plan drawings for Items #09, #10, #11, #12, #13. These subdivision items are scheduled for Planning Board consideration on July 25, 2002. The items are further identified as follows:

Agenda Item #09 - Preliminary Plan 1-02095  
Cloverleaf Center, Parcels S, T, U & V

Agenda Item #10 - Preliminary Plan 1-02104  
IMPSPT Peace & Plenty

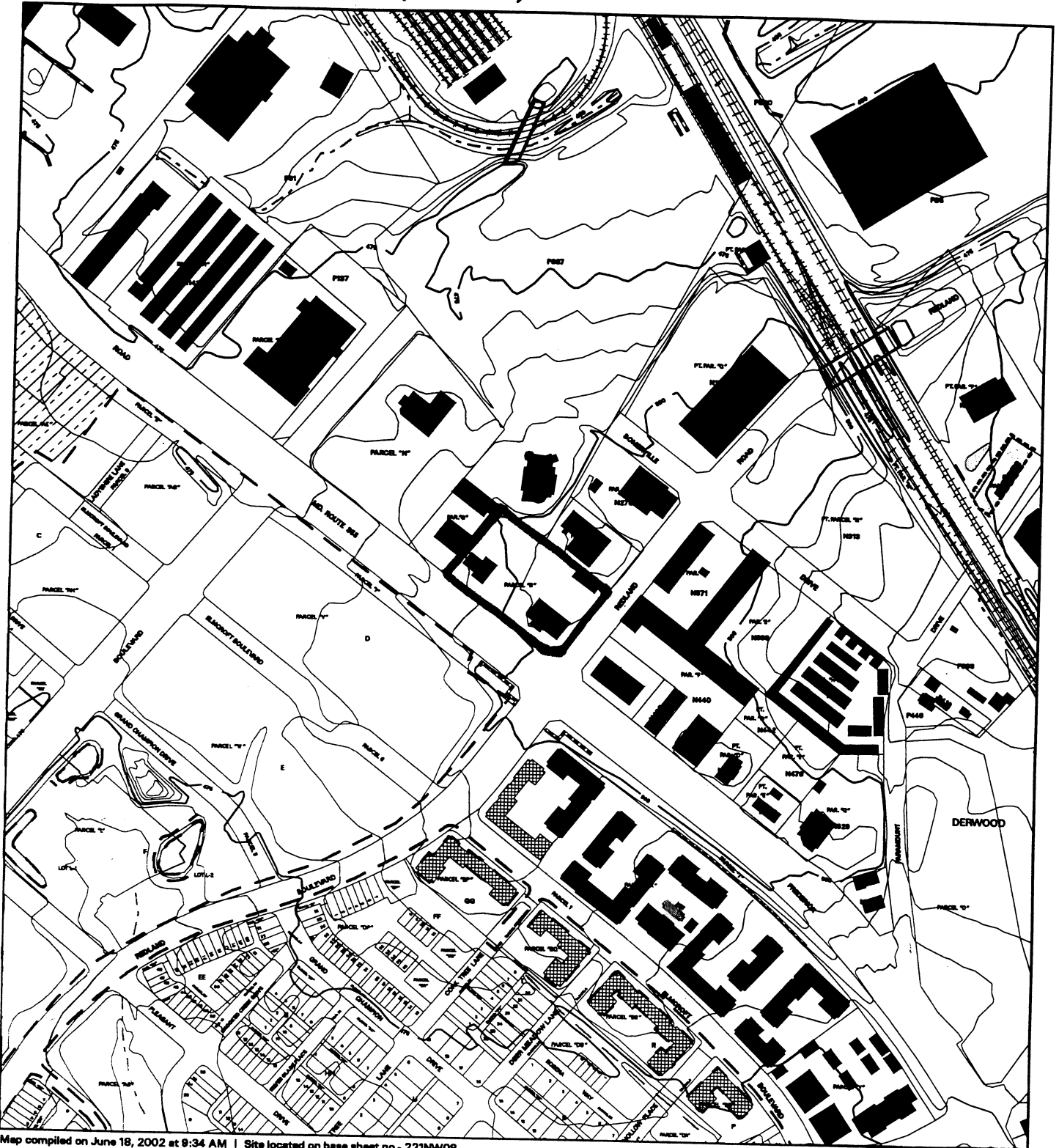
Agenda Item #11 - Preliminary Plan 1-02114  
Derwood Parcel R

Agenda Item #12 - Preliminary Plan 1-02113  
McKenna Property

Agenda Item #13 - Preliminary Plan 1-02097  
Montessori Day School

Attachment

VICINITY MAP FOR  
**DERWOOD PARCEL R (1-02114)**



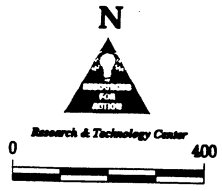
Map compiled on June 18, 2002 at 9:34 AM | Site located on base sheet no - 221NW08

**NOTICE**

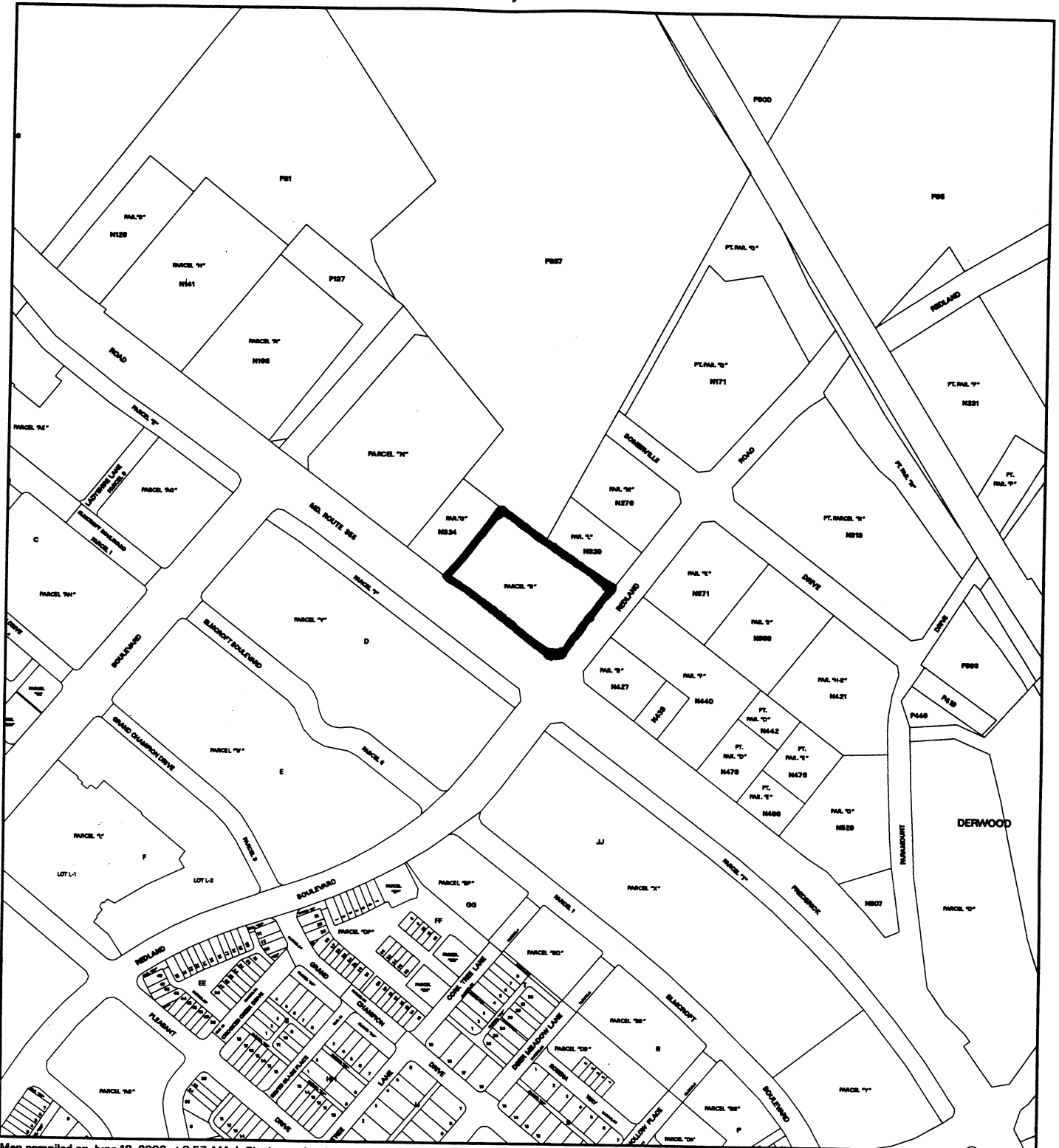
The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998



VICINITY MAP FOR  
**DERWOOD PARCEL R (1-02114)**



Map compiled on June 18, 2002 at 8:57 AM | Site located on base sheet no - 221NW08

**NOTICE**

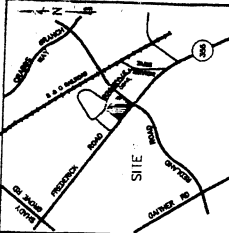
The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

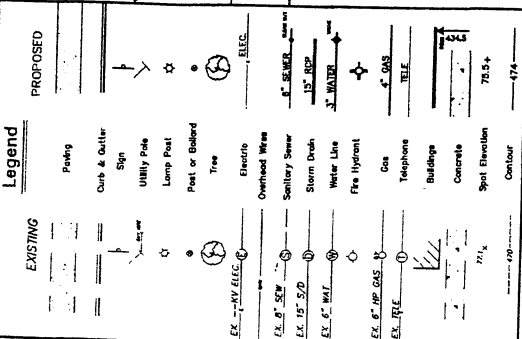
This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998



1 : 4800



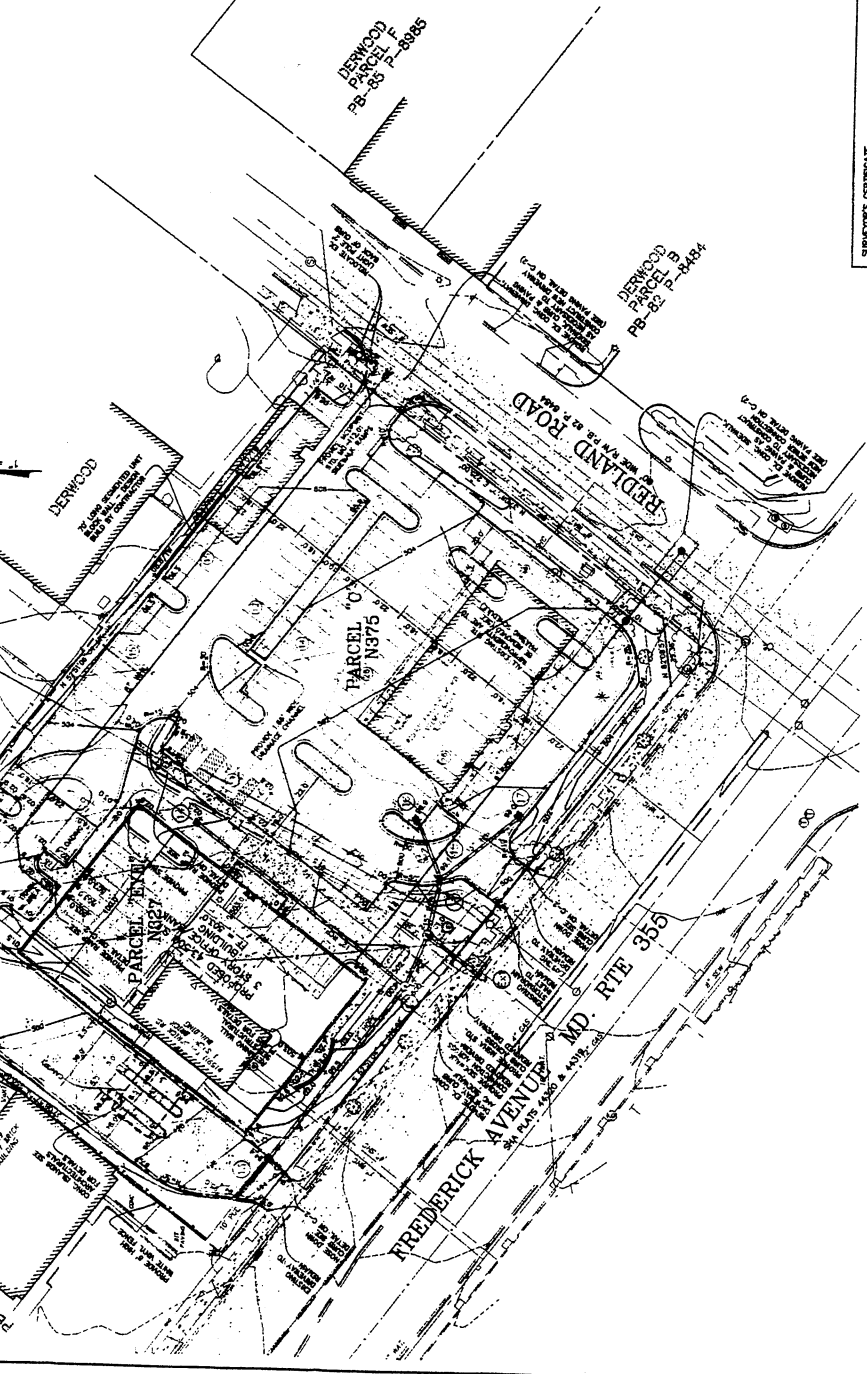
VICINITY MAP  
SCALE 1" = 2,000'



EXISTING DATA		PROPOSED DATA	
SUBJECT PROPERTY:	16011 S 19TH STREET AVENUE	PROPOSED PARCELS C, D, E AND C, DERWOOD	
LOT AREA:	24,800 SF	EXISTING PARCELS C, D, E AND C, DERWOOD	
ZONING CLASSIFICATION:	INDUSTRIAL	PLAT BOOK NO. 1411 PAGE 25	
PROPERTY ADDRESS:	16011 S 19TH STREET AVENUE	PLAT BOOK NO. 1411 PAGE 25	
TAX ACCOUNTING:	01-00-000013 & C-00-0077400		
PROPOSED USE:	OFFICE - 43,300 SF		
TRACT AREA:	No Maximum		
BUILDING SETBACK REQUIREMENTS:	10' SIDE		
PROFITABLE ROAD FRONT (EXISTING/FUTURE):	10' / 10'		
MAXIMUM BUILDING HEIGHT:	3 STORIES 4'		
BUILDING AREA:	None Prohibited		
BUILDING:	100 OR 100' SF		
BUILDING AREA (CLL-348):	Off Street Parking and Loading		
INTERNAL LANDSCAPING:	5%		
PARKING SPACES:	2.5 PER 1,000		
STANDARD:	INCLUDES 6 REQUIRED SPACES RESERVED FOR THE HANDICAPPED		
MOTORCYCLE:	3		

TAX MAP: 05-122  
PRELIMINARY PLAN  
MONTGOMERY COUNTY TEACHERS FEDERAL CREDIT UNION  
**DERWOOD - PARCEL R**  
COMBINE PARCELS C & E  
9TH ED - MONTGOMERY COUNTY - MARYLAND  
Maeris, Hendricks & Glascock, P.A.  
Engineers • Planners • Surveyors  
(301) 970-0840  
3320 Washington Road  
FARMERSVILLE, MD 20848  
www.mhca.com

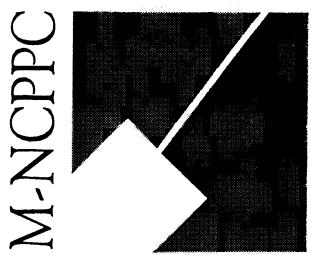
**SUBORDINATE NOTES:**  
THE PLAN IS NOT FOR CONSTRUCTION PURPOSES.  
THE BOUNDARY AND TOPOGRAPHY INFORMATION WAS PREPARED BY MAERIS, HENDRICKS & GLASCOCK, P.A.  
THE PROPERTY IS ZONED I-1.  
THE WATER & SEWER CAPACITY IS 7.15 CFS.  
THE SITE IS WITHIN THE UPPER ROCK CRACK WATERFRESH  
THE PROPERTY IS LOCATED WITHIN THE AREA COVERED BY THE BRADY GRADE MASTER PLAN  
THE ENVIRONMENTAL PLANNING DEPARTMENT OF THE MONTGOMERY APPROVED AN ENVIRONMENTAL IMPACT STATEMENT ON JUNE 20, 2002.  
THE MONTGOMERY COUNTY HEALTH DEPARTMENT RECORDS DO NOT INDICATE ANY WELL OR SPRING AREAS  
LOT UNDERLYING AREA AND PRELIMINARY AND SUBJECT TO CHANGE ON THE FINAL PLAN



**SURVEYOR'S CERTIFICATE**  
I hereby certify that the boundary shown hereon is correct based on a field survey conducted on 6/16/02. The topography is from an aerial photograph/aerial survey performed by Polanco Aerial Survey, Inc. on 12/11/01.  
DATE: 6/16/02  
Surveyor: [Signature]  
MONTGOMERY COUNTY REGISTERED PROFESSIONAL SURVEYOR  
MD. REG. NO. 10712

**OWNER/DEVELOPER**  
MONTGOMERY COUNTY  
TEACHERS FEDERAL CREDIT UNION  
200 PROFESSIONAL DRIVE  
GAITHERSBURG, MD 20879  
JOE BRESSI  
PHONE: 301-417-7458

Call "Miss Utility" at 1-800-257-7777,  
48 hours prior to the start of work,  
to locate all underground utilities.  
The contractor must notify all public utility companies with underground facilities  
prior to construction. This notification must be accompanied by a copy of the utility  
companies' records. The notification must be accompanied by a copy of the utility  
companies' records with requirements of Chapter 20A of the Montgomery County Code.



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

July 19, 2002

**MEMORANDUM**

TO: Malcolm Shaneman, Supervisor  
Development Review Division

VIA: Ronald C. Welke, Supervisor  
Transportation Planning

FROM: Ed Axler, Planner/Coordinator EA  
Transportation Planning

SUBJECT: Preliminary Plan No. 1-02114  
Building Permit No. 272900  
Derwood, Parcel R  
(Montgomery County Teacher's Federal Credit Union)  
Shady Grove (Metrorail) Policy Area

This memorandum is Transportation Planning staff's adequate public facilities (APF) review of the subject preliminary plan and building permit (application attached).

**RECOMMENDATIONS**

Transportation Planning staff recommends the following conditions as part of the APF test for transportation requirements related to approval of the subject preliminary plan and building permit:

1. Limit the preliminary plan and building permit to a bank office building of 43,500 square feet for a bank headquarters and full-service bank branch with three drive-through windows. The proposed bank building would replace the three existing buildings on Parcel R that total 10,484 square feet (or a net increase of 33,016 square feet).
2. Restrict access to Frederick Road (MD 355) to one right-in and right-out only driveway. Close the two existing access points along Frederick Road as required by the Maryland State Highway Administration (SHA).

## DISCUSSION

### Site Location, Accesses, and Circulation/Queuing

The site is located in the northeast quadrant of Frederick Road and Redland Road/Redland Boulevard. Vehicular access points are from Redland Road as a full-movement access and from Frederick Road as a right-in and right-out only access. Pedestrian access is from the four-foot sidewalk along Redland Road and the five-foot sidewalk along Frederick Road with sidewalks leading into the site.

The on-site circulation includes a south-to-north drive aisle between the Redland Road access point and the queuing area for the three drive-through windows. The queuing area for the drive-through windows has capacity to store up to 20 vehicles behind the service windows.

### Master Planned Roadways and Bikeways

According to the *Gaithersburg Vicinity Master Plan*, the adjacent nearby roadways and bikeways are functionally classified as follows:

1. Frederick Road is designated as a major highway, M-6, with a 120-foot right-of-way and an existing bikeway, E-25, on the west side.
2. Redland Road is designated as an industrial roadway, I-9, with an 80-foot right-of-way and a Class II bikeway, PA-27.
3. Shady Grove Road is designated as a major highway, M-42, with an 120-foot right-of-way and a Class II bikeway, PA-45.
4. Crabbs Branch Way north of Redland Road is designated as an industrial highway, I-6, with an 80-foot right-of-way.

According to the *Upper Rock Master Plan*, the adjacent nearby roadways and bikeways are functionally classified as follows:

1. Crabbs Branch Way south of Redland Road is designated as an arterial, A-262, with an 80-foot right-of-way.
2. Indianola Drive is a primary residential street, P-12, with a 70-foot right-of-way.

### Prior Subdivision Action

The current Parcel R (recorded as attached Record Plat No. 617-35) was combined from Parcel Eye (attached) and Parcel C (attached) as a Minor Subdivision No. 2-02097. Building Permit No. 272900 was filed in March 2002, but required

subdivision because the proposed land use generated more weekday peak-hour traffic than the existing land uses.

Site-Generated Traffic

The site-generated traffic was analyzed for the worst case scenario of all general office use. The trip-generation rates for bank offices are lower than the rate for general office use. The number of peak-hour trips generated during the weekday morning peak period (7:00 a.m. to 9:00 a.m.) and evening peak period (4:00 p.m. to 6:00 p.m.) are as follows:

Land Uses	Square Footage	Weekday Peak-Hour Trips	
		Morning	Evening
Proposed	43,500	66	83
Existing	10,484	18	15
Net Increase	33,016	48	68

Since the proposed general office use generates 50 or more peak-hour trips during weekday morning and evening peak-hours, a traffic study is required to satisfy Local Area Transportation Review (LATR).

Congestion Levels at Nearby Intersections

The table below shows for all the nearby intersections that the calculated critical lane volumes (CLV) are below the congestion standard (a CLV value of 1,800) for the Shady Grove (Metrorail) Policy Area in the existing, background, and total traffic conditions.

Intersection	Peak Hour	Traffic Condition		
		Existing	Background	Total
Frederick Road and Redland Road/Boulevard	Morning	1,550	1,713	1,721
	Evening	1,307	1,503	1,510
Frederick Road and Shady Grove Road	Morning	1,296	1,375 <sup>1</sup>	1,378 <sup>1</sup>
	Evening	1,656	1,777 <sup>1</sup>	1,782 <sup>1</sup>
Frederick Road and Indianola Drive	Morning	1,244	1,496	1,497
	Evening	1,315	1,672	1,674
Redland Road and Crabbs Branch Way	Morning	1,493	1,385 <sup>2</sup>	1,391 <sup>2</sup>
	Evening	1,658	1,332 <sup>2</sup>	1,333 <sup>2</sup>

<sup>1</sup>= The congestion analyses for the background and total traffic conditions include the funded SHA's Congestion Relief Study (CRS) project to reconfigure the eastbound

and westbound approaches on Shady Grove Road at Frederick Road. On the eastbound approach, convert the third, southern-most through lane to a combination through and left-turn lane; on the westbound approach, convert the first, southern-most through lane to a combination through and right-turn lane only during the weekday morning peak period.

<sup>2</sup>= The congestion analyses for the background and total traffic conditions include the funded Montgomery County Department of Public Works and Transportation's (DPWT) Congested Intersection Initiative (CII) Project, PDF No. 500010 to add a fourth approach lane on both eastbound and westbound Redland Road at Crabbs Branch Way. The extra lane on the eastbound approach is to be used as a second left-turn lane. The extra lane on the westbound approach is to be used as a second through lane.

#### Policy Area Review/Staging Ceiling

The site is located in the Shady Grove (Metrorail) Policy Area. As of June 30, 2002, the remaining capacity for non-residential development is positive 917 jobs in transportation staging ceiling in the Shady Grove (Metrorail) Policy Area.

EA:cmd

#### Attachments

cc: Mary Goodman  
Steve Larsen  
Larry Marcus  
Ed Papazian  
Mike Plitt  
Jeff Riese  
Bob Spalding

PP 1-02114 BP #272900 Derwood Parcel R.DOC





Montgomery County  
Maryland

Department of  
Permitting Services

255 Hungerford Drive  
Rockville, Maryland 20850-4166  
240/777-6370

**FOR OFFICE USE ONLY  
ZONING**

Classification: F-1  
Sheet Number: 2210WP  
Board of Appeals:  
Checked By: DAJ

# BUILDING PERMIT APPLICATION

DPS - #1

SEDIMENT CONTROL NUMBER: 204976

**PART ONE 1A. WORK TYPE (ACTION):**

- Construct
- Extend/Add
- Alter/Renovate
- Demolish/Move
- Repair

**1B. PRINCIPLE USE: (Check one)**

- Assembly
- Boarding House
- Business\*
- Educational
- Industrial
- Commercial Swim. Pool
- Hotel
- Institutional
- Mercantile
- Motel
- Multi-Family
- Restaurant
- Place of Worship
- Public Utility
- Fence
- Single Family
- Storage
- Townhouse
- Misc. Structure
- Multi-Family Senior Building

1C. 3 No. of Stories (units if multi-family)

1D. 99933 Sq. Footage of Land Disturbance

1E. 43,500 Sq. Footage of Area Created or Effected by this Action

\*If Business, please specify use: Full Service Car Wash  
BANK AND HEADQUARTERS

1F. Construction Cost Estimate \$ 6,606,000

1G. Model Name: \_\_\_\_\_

1H. Plans for this model have been reviewed and approved as a "Model House Type" under Permit # \_\_\_\_\_

1I. This is a  Site  OR  Structural Revision to Permit # \_\_\_\_\_

1J. This is a refer-back to Permit # \_\_\_\_\_ Subdivision: \_\_\_\_\_

Contact Person: STEVEN C. LARSEN Telephone No.: 301-927-4544 FAX No.: 301-927-2567  
 Name of Applicant: OVERTON & ASSOCIATES LLC Daytime Phone No.: 301-1927-4544  
 Address: 4626 ANNAPOLIS ROAD City: BLADENBURG State: MD Zip: 20710  
 Contractor: OVERTON & ASSOCIATES LLC Contractor Reg. No.: 16-602-482  
 Contractor Address: 4626 ANNAPOLIS ROAD Contractor Phone No.: 301-927-4544  
 Plans Prepared By: JESE E. SESE Registration No.: 8775 Telephone No.: 301-681-6150

**Location of Building/Premise**  
 Street Number: 15901 Street Name: FREDERICK AVENUE  
 Town/City: ROCKVILLE MD Zip: 20855 Election District: #9  
 Nearest Cross Street: REDLAND ROAD  
 Lot: \_\_\_\_\_ Block: \_\_\_\_\_ OR Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: 2  
 Subdivision: DEERWOOD - PAR A G522 09001

**PART TWO 2A. TYPE OF SEWAGE DISPOSAL:**  WSSC  Septic  Other: \_\_\_\_\_  
**2B. TYPE OF WATER SUPPLY:**  WSSC  Well  Other: \_\_\_\_\_

**PART THREE** IS THIS AN IMPACT TAX AREA?  Yes  No  
 Do you choose to use impact tax credits for this application?  Yes  No If Yes, attach a copy of approved credit and state the amount of credit you wish to apply to this application: \$ \_\_\_\_\_

**PART FOUR** IS THIS AN EDAET OR DAP AGREEMENT FOR THIS LOT?  Yes  No If yes, submit copy of agreement.

**TO BE READ BY APPLICANT**

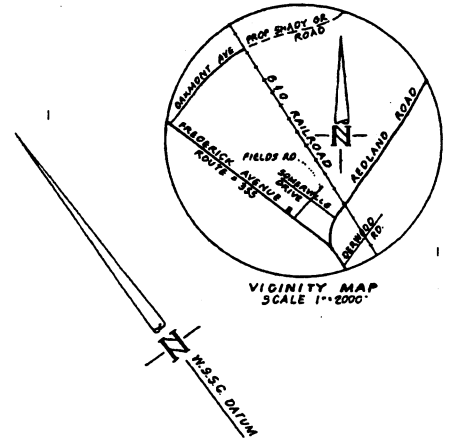
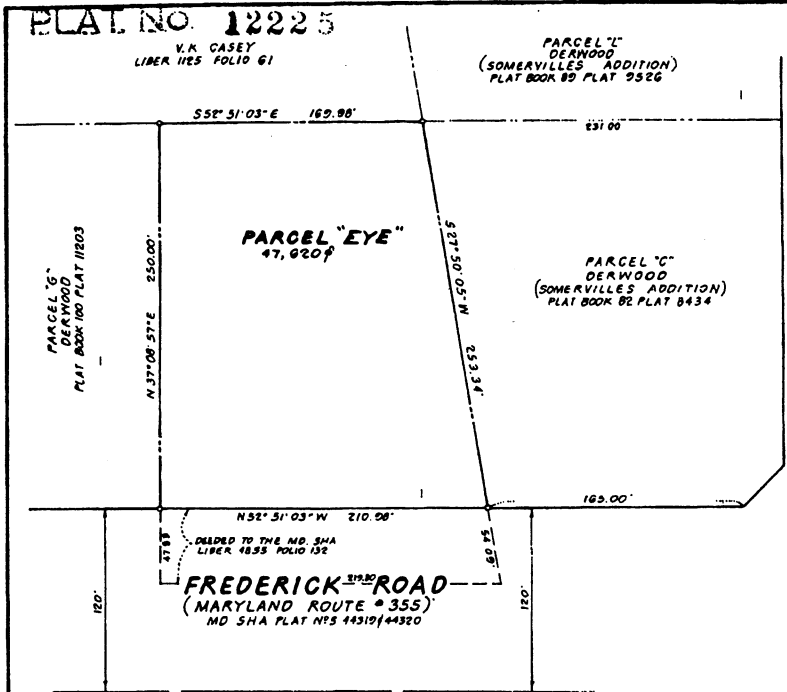
Any information that the applicant has set forth in this application that is false or misleading may result in the rejection of the application. A condition for the issuance of this permit is that the proposed construction comply at all times with the plans as approved by all applicable government agencies. I hereby declare and affirm, under the penalty of perjury, that all matters and facts set forth in this building permit application are true and correct to the best of my knowledge, information and belief.

3.25.02  
Date

Signature of Applicant  
 (Property Owner or Owner's Authorized Agent\*)  
STEVEN C. LARSEN  
 Name (Print)

\*If authorized agent, complete Affidavit on back of application

Application/Permit No. 272900 Filing Fee: \$ 275.-  
 EDAET: \$ \_\_\_\_\_ Permit Fee: \$ \_\_\_\_\_ Filing Fee = \$ \_\_\_\_\_  
 DAP: \$ \_\_\_\_\_ Balance: \$ \_\_\_\_\_  
 Impact Tax: \$ \_\_\_\_\_ Area No.: \_\_\_\_\_  
 Demo #: \_\_\_\_\_ Bond #: \_\_\_\_\_ U & O # 216260 1/01 Edit



**SURVEYORS' CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAT HEREON DELINEATED IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY VIRGINIA CASEY VISNICH AND GEORGE VISNICH TO MONTGOMERY COUNTY TEACHERS FEDERAL CREDIT UNION, BY DEED DATED APRIL 23 1967 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3613 AT FOLIO 308, THAT IRON PIPE MARKED THUS  $\odot$  HAVE BEEN SET WHERE INDICATED; THAT THERE ARE NO STREETS DEDICATED BY THIS PLAT; AND THAT THE TOTAL AREA INCLUDED IN THIS PLAT IS 47,620 SQUARE FEET.

JULY 18, 1978

*W. Frederick Gore*  
 W. FREDERICK GORE  
 REGISTERED PROFESSIONAL SURVEYOR  
 MARYLAND # 3014

**OWNERS' DEDICATION**

WE, MONTGOMERY COUNTY TEACHERS FEDERAL CREDIT UNION, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. THERE ARE NO SUITS OF ACTION, LEASES, LIENS OR TRUSTS ON THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION

JULY 17, 1978

MONTGOMERY CO TEACHERS FEDERAL CREDIT UNION

BY *M. Margulies* (SEAL)  
 ATTEST: *Robert J. ...* (SEAL)

**PARCEL "EYE"**  
**DERWOOD**

GAITHERSBURG ELECTION DISTRICT NO 9  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE 1"=50' JULY, 1978

SEYBOLT, GORE, NEWQUIST, & BERLINSKY  
 CIVIL ENGINEERS & LAND SURVEYORS  
 1111 BONIFANT STREET  
 SILVER SPRING, MARYLAND

FOR PUBLIC WATER & SEWER SYSTEMS ONLY

MONTGOMERY COUNTY, MARYLAND DEPARTMENT OF TRANSPORTATION

APPROVED: *8 December 1978*  
 BY: *John ...*  
 DEPUTY DIRECTOR

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION  
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: *November 30, 1978*  
 BY: *Robert J. ...*  
 CHAIRMAN  
*...*  
 SECRETARY-TREASURER

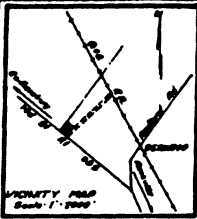
RECORDED  
 PLAT BOOK  
 PLAT NO  
 DRAWN - PIZZA  
 COMPUTED  
 CHECKED

M.N.C.P.F.C. RECORD FILE NO 530-20

77241

530-20

# PLAT No 8434



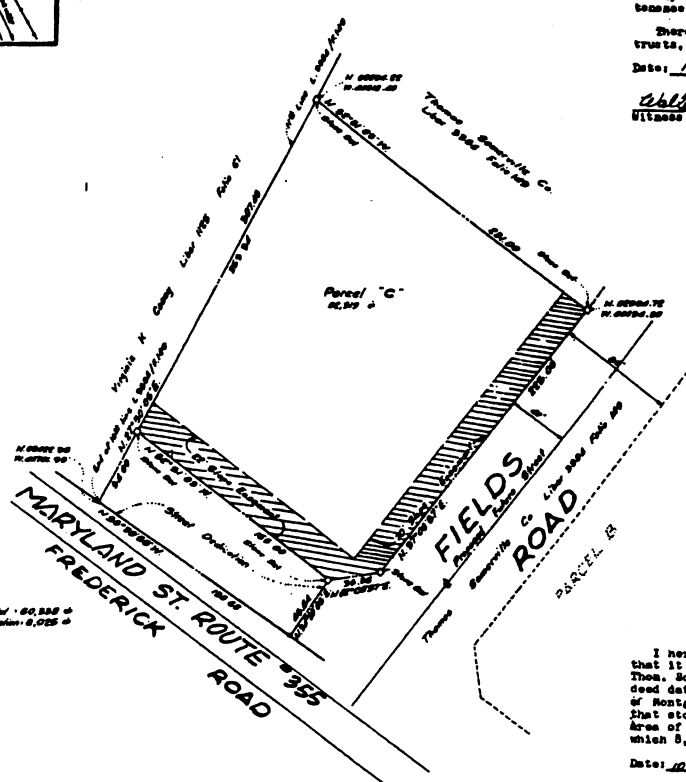
**OWNER'S DEDICATION**  
I, Keith D. Schreckengast, owner of the property shown and described hereon hereby adopt this plan of subdivision, establish the minimum building restriction lines, dedicate the area shown to public use, and dedicate the slope easements as shown, said slope easements shall be extinguished at such time as public improvements on the abutting rights-of-way have been lawfully completed and accepted for maintenance by the appropriate public agency.

There are no suits-at-law, leases, liens, mortgages, trusts, encumbrances or rights-of-way affecting this property.

Date: 10-5-66

*Albert J. M...  
Witness*

*Keith D. Schreckengast  
Keith D. Schreckengast*



Total Area of this Plat: 60,330 sq ft  
Area of Street Dedication: 8,025 sq ft

**SURVEYOR'S CERTIFICATE**

I hereby certify that the plan shown hereon is correct; that it is a subdivision of all of the lands conveyed by Thom. Somerville Company to Keith D. Schreckengast by a deed dated January 24, 1964 and recorded in the Land Records of Montgomery County, Maryland in Liber 3466 at Folio 568, that stones are in place as shown hereon, and that the total area of land included in this plat is 60,330 square feet of which 8,025 square feet are dedicated to public use.

Date: 10-4-66

*Joseph C. Balgors  
Joseph C. Balgors  
Registered Land Surveyor  
Maryland Registration #3485*

DEPARTMENT OF HEALTH  
MONTGOMERY COUNTY, MARYLAND  
Approved: 10 Oct 66  
*Ray P. ... M.D.  
HEALTH OFFICER*

MONTGOMERY COUNTY MARYLAND  
DEPARTMENT OF PUBLIC WORKS  
APPROVED: NOV. 12, 1966  
BY *Richard D. ...  
DEPT. DIRECTOR OF PUBLIC WORKS*

THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION  
MONTGOMERY COUNTY PLANNING BOARD  
Approved: OCTOBER 18, 1966  
*...  
COMMISSIONER*

RECORDED \_\_\_\_\_  
PLAT BOOK \_\_\_\_\_  
PLAT NO \_\_\_\_\_

PARCEL "C"  
**DERWOOD**  
SOMERVILLE'S ADD.  
GAITHERSBURG DISTRICT  
MONTGOMERY COUNTY, MD.  
SCALE: 1" = 50' SEPT. 1966  
PREPARED BY  
RODGERS & ASSOCIATES  
604 1555  
ROCKVILLE, MARYLAND

2-66268





# FAX MEMO

Date: 7.16.02  
Fax Number: 301-495-1302

To: ED AXLER

From:  
Community Planning and Development Services  
240-314-8200

Fax Number: 240-314-8210

Comments: Here are all comments regarding the MontCo  
Teacher's Credit Union. Proposal #1-02114  
Thanks for the opportunity to comment  
*Scott P. L.*

Total number of pages including this sheet: 3 If you did not receive all pages, please call the sender.



City of Rockville  
111 Maryland Avenue  
Rockville, Maryland  
20850-2364  
www.ci.rockville.md.us

Community Planning and  
Development Services

301-309-3200  
TDD 301-309-3187  
FAX 301-309-0523

Inspection Services  
301-309-3250

Planning Division  
301-309-3200

Landlord Tenant  
301-309-3200

July 14, 2002

Wynn E. Witthans, RLA, AICP  
Development Review Coordinator  
M-NCPPC  
8787 Georgia Avenue  
Silver Spring, MD 20910

**Re: City of Rockville Courtesy Review of Montgomery County Teacher's Federal  
Credit Union Building, Corner of Redland Boulevard and Route 355  
Proposal #1-02114**

Dear Ms. Witthans:

Thank you for the opportunity to comment on the above referenced project. Given this project's proximity to the City of Rockville boundary and the King Farm development, it is with great interest that we provide you with the following comments:

Staff feels that the building should be re-aligned to bring its presence to the intersection of the two roads and provide the parking in the rear. This will make the building more compatible with the neo-traditional design of the homes and offices of the King Farm, as well as provide a better pedestrian orientation of the building. Staff also feels that significant landscaping should be provided along the streetscapes.

With respect to architecture, staff feels the building design should attempt to take on the characteristics of recently approved offices in the area. Some of these characteristics could include a pre-cast design, such as King Farm's office component, or a more traditional brick motif. Whatever the final design, the City would prefer facades that have more interest than a typical R & D type of building, compatible with the same style as Class A office space. In addition, the building should have architectural presence on the two street frontages it encompasses.

With respect to traffic and transportation, the City offers the following:

Currently, due to left turn restrictions, vehicles wishing to turn south onto MD 355 from Redland Road are cutting through the residential neighborhood of King Farm. We are advocating the elimination of left turn restrictions on the westbound approach of Redland Road southbound onto MD 355. The lifting of this restriction will allow commuters to remain on arterial roads and avoid the residential neighborhood of King Farm. In order to accommodate this movement, it may be necessary to acquire additional Right of Way from the subject site. This approach is the controlling approach for Level of Service (LOS) during the morning peak period. The LOS of the intersection could be improved by providing an additional lane.

MAYOR  
Larry Giarmo

COUNCIL  
Robert E. Dorsey  
John F. Hall, Jr.  
Susan R. Hoffmann  
Anne M. Robbins

CITY MANAGER  
W. Mark Pentz

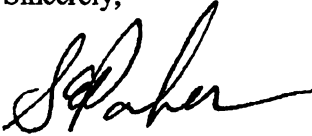
CITY CLERK  
Claire F. Funkhouser

CITY ATTORNEY  
Paul T. Glasgow

In addition, it is recommended that the driveway currently shown on the plan at Redland Road not be modified, but left as an existing concrete driveway, in order to encourage better pedestrian use of the sidewalk

Thank you again for this opportunity to comment on this project. Please contact me at 240.314.8825 for any further questions or comments.

Sincerely,



Scott E. Parker, Planner III  
Community Planning and Development Services  
City of Rockville

/sep

cc: Robert Spalding, Chief of Planning  
Larry Marcus, Chief of Traffic and Transportation