

## AFFIDAVIT IN COMPLIANCE WITH MONTGOMERY COUNTY ZONING ORDINANCE

On this 18<sup>th</sup> day of November, 2022, before me the subscriber,  
a Notary Public of the State and County aforesaid,  
personally appeared Shawn Grimm who made oath  
in due form of law as follows:

That on November 18, 2022, at least 15 days before the December 6, 2022  
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.



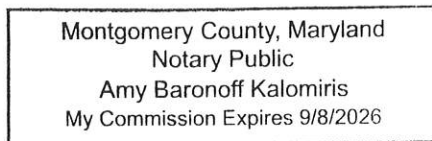
Signature

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



Notary Public

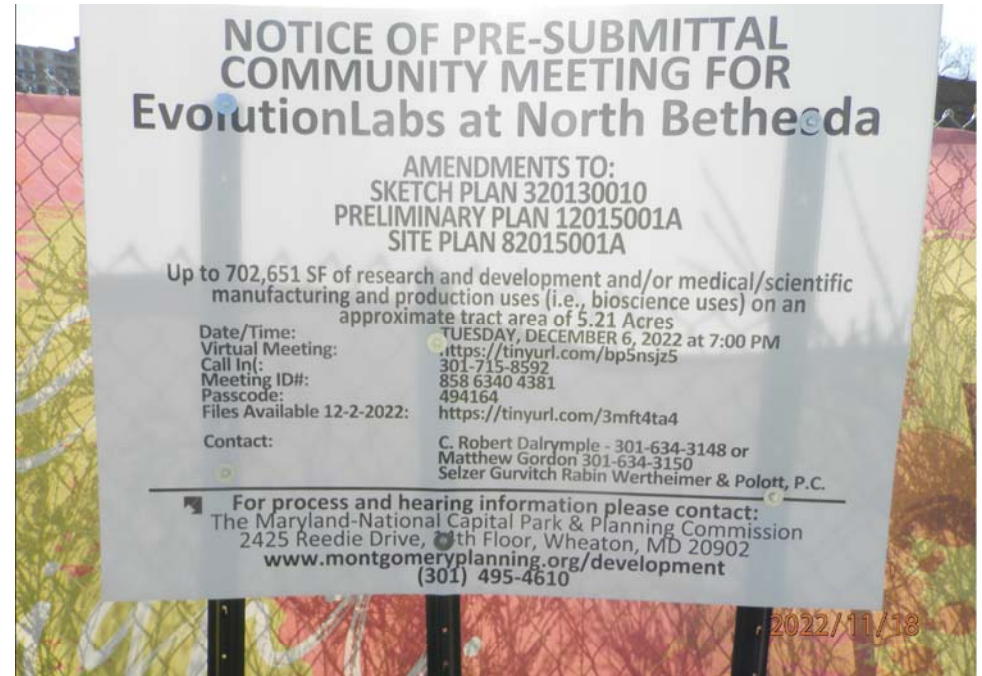
SEAL



My Commission Expires: \_\_\_\_\_



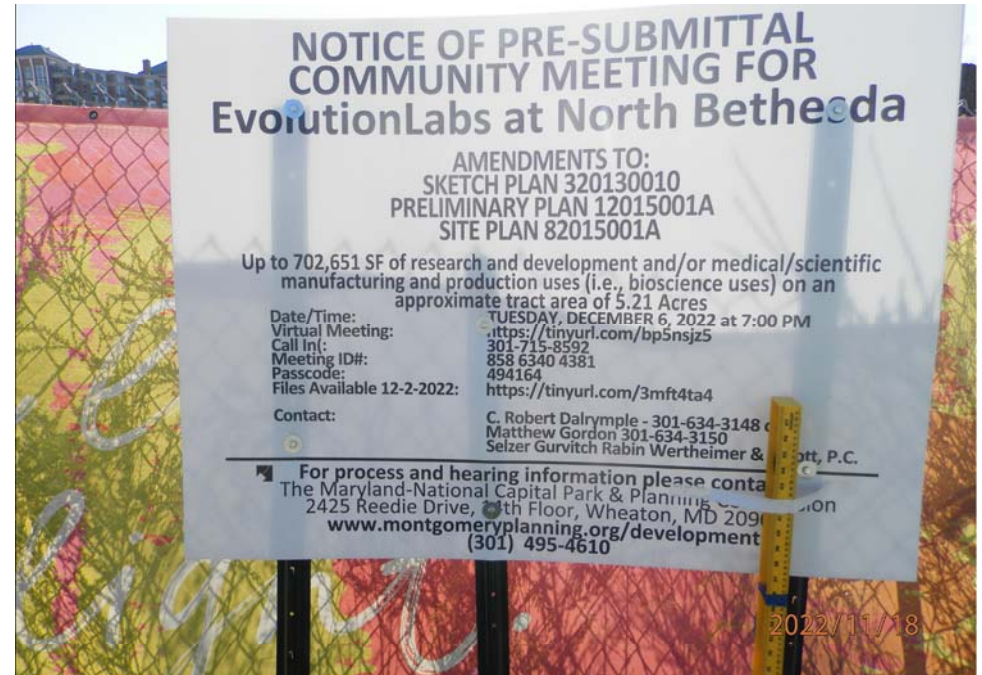
2022/11/18



2022/11/18



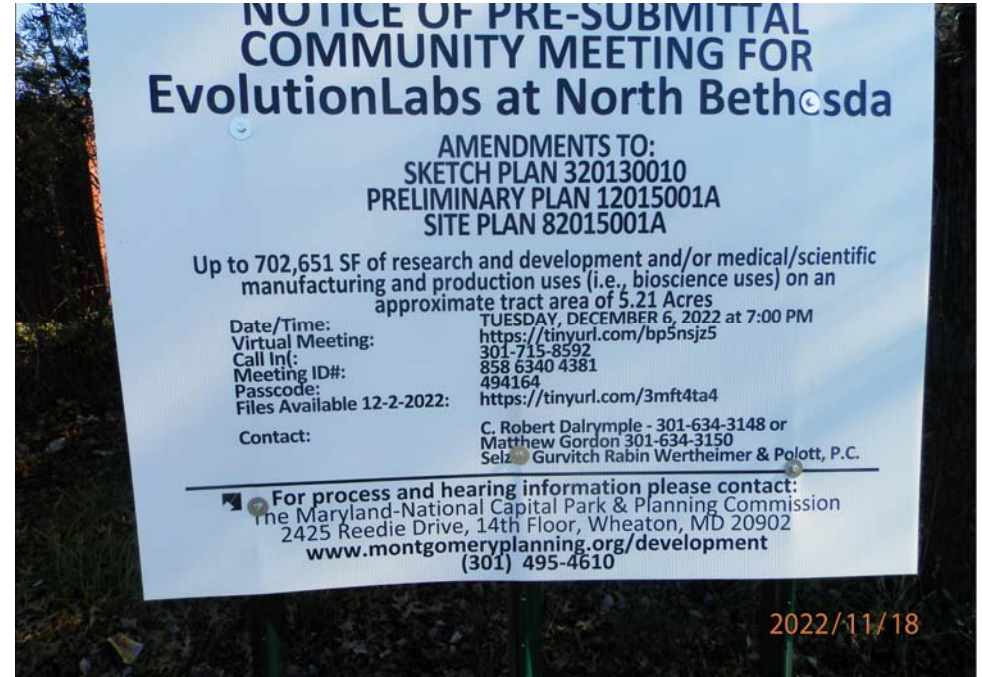
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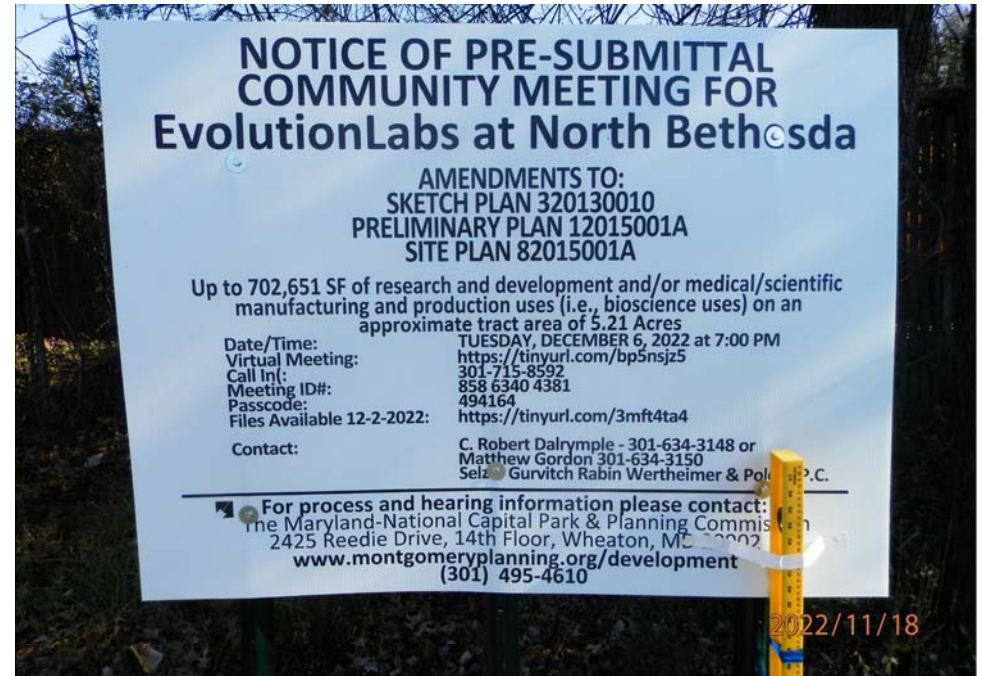
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2022/11/18



2022/11/18





**NOTICE OF PRE-SUBMITTAL  
COMMUNITY MEETING FOR  
EvolutionLabs at North Bethesda**

**AMENDMENTS TO:  
SKETCH PLAN 320130010  
PRELIMINARY PLAN 12015001A  
SITE PLAN 82015001A**

Up to 702,651 SF of research and development and/or medical/scientific manufacturing and production uses (i.e., bioscience uses) on an approximate tract area of 5.21 Acres

**Date/Time:** TUESDAY, DECEMBER 6, 2022 at 7:00 PM  
**Virtual Meeting:** <https://tinyurl.com/bp5nsjz5>  
**Call In:** 301-715-8592  
**Meeting ID#:** 858 6340 4381  
**Passcode:** 494164  
**Files Available 12-2-2022:** <https://tinyurl.com/3mft4ta4>

**Contact:** C. Robert Dalrymple - 301-634-3148 or  
Matthew Gordon 301-634-3150  
Selzer Gurvitch Rabin Wertheimer & Polott, P.C.

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For process and hearing information please contact:  
The Maryland-National Capital Park & Planning Commission  
2425 Reedie Drive, 14th Floor, Wheaton, MD 20902  
[www.montgomeryplanning.org/development](http://www.montgomeryplanning.org/development)  
(301) 495-4610

2022/11/18



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(301) 495-4610

2022/11/18



November 17, 2022

C. Robert Dalrymple, Esquire  
[bdalrymple@sgrwlaw.com](mailto:bdalrymple@sgrwlaw.com)  
Direct Dial: 301-634-3148

**FIRST CLASS MAIL**  
**NOTICE OF PRE-SUBMISSION PUBLIC MEETING**

**Name of Plan:** EvolutionLabs at North Bethesda  
**Applicant:** Stonebridge  
**Current Zoning:** CR-3.0 C-1.5 R-2.5 H-70 and CR-4.0 C-2.0 R-3.5 H-250  
**Number of Proposed Lots/  
Area Included:** 1 lot (approximately 180,343 square feet of tract area)  
**Geographical Location:** South of the intersection of Old Georgetown Road and Executive Boulevard, in the Metro West District of the White Flint Sector Plan (the "Property").  
**Proposed Applications:** Amendment to Sketch Plan No. 320130010, Preliminary Plan No. 12015001A, and Site Plan No. 82015001A to develop the Property with a mixed-use project containing a combination of up to 702,651 square feet of research and development and/or medical/scientific manufacturing and production uses (i.e., bioscience uses) with an average building height of 150 feet, as well as structured parking, public open space, and private amenities (the "Project").

A virtual informational meeting regarding the above-referenced Project has been scheduled for **Tuesday, December 6<sup>th</sup> at 7:00 pm**. You are invited to join the virtual informational meeting by calling +1 301 715 8592 and entering meeting ID # 858 6340 4831 and passcode 494164, or visiting the following website: <https://tinyurl.com/bp5nsjz5>. A copy of the presentation will be posted by Friday, December 2<sup>nd</sup> at the following website: <https://tinyurl.com/3mft4ta4>. If you intend to participate in the virtual informational meeting and/or would like to provide written comments, please send an email with your name and mailing address to Matthew Gordon at [Mgordon@sgrwlaw.com](mailto:Mgordon@sgrwlaw.com). We encourage you to submit questions and comments in advance of the informational meeting.

The Property that is the subject of the amendments to Sketch Plan, Preliminary Plan and Site Plan applications consists of approximately 180,343 square feet of tract area and is located south of the intersection of Old Georgetown Road and Executive Boulevard, in the Metro West District of the White Flint Sector Plan. The Sketch Plan, Preliminary Plan and Site Plan amendment applications propose to develop the Property with a mixed-use project containing a combination of up to 702,651 square feet of research and development and/or medical/scientific manufacturing and production uses with an average building height of 150 feet, as well as structured parking, public open space and private amenities. The purpose of this meeting is to review the proposed Sketch Plan, Preliminary Plan and Site Plan amendment applications, and the meeting will then be open to questions regarding the proposed Project.

If you are interested in receiving more information about the proposed application, you may contact either C. Robert Dalrymple (301-634-3148; [bdalrymple@sgrwlaw.com](mailto:bdalrymple@sgrwlaw.com)) or Matthew Gordon (301-634-3150; [mgordon@sgrwlaw.com](mailto:mgordon@sgrwlaw.com)) of Selzer Gurvitch Rabin Wertheimer & Polott, P.C.

**Selzer Gurvitch Rabin Wertheimer & Polott, P.C.**

4416 East West Highway • Fourth Floor • Bethesda, MD 20814-4568 Phone:

(301) 986-9600 • Fax: (301) 986-1301 • Toll Free: (888) 986-9600

[www.selzergurvitch.com](http://www.selzergurvitch.com)

You may also contact the Maryland-National Capital Park and Planning Commission (“M-NCPPC”) if you have general questions about M-NCPPC’s process. The Information Counter may be reached at (301) 495-4610. The Development Applications and Regulatory Coordination Division may be reached at (301) 495-4550 or [www.montgomeryplanning.org/development](http://www.montgomeryplanning.org/development).

Very truly yours,

**Selzer Gurvitch Rabin Wertheimer & Polott, P.C.**

*C. Robert Dalrymple*

C. Robert Dalrymple

*Matthew M. Gordon*

Matthew M. Gordon

MONTGOMERY COUNTY PLANNING BOARD

**AFFIDAVIT OF PRE-SUBMISSION PUBLIC MEETING**

**EvolutionLabs at North Bethesda**

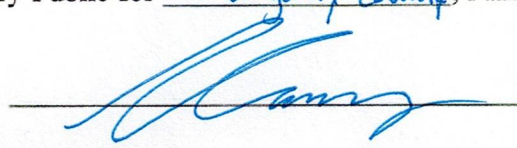
Sketch Plan Amendment, Preliminary Plan Amendment, and Site Plan Amendment Applications

I HEREBY CERTIFY that on December 6, 2022 at 7:00 pm, representatives of Stonebridge, its consultants, and C. Robert Dalrymple and Matthew Gordon of Selzer Gurvitch, held a virtual Pre-Submission Public Meeting in order to discuss the upcoming sketch plan amendment, preliminary plan amendment, and site plan amendment applications for EvolutionLabs at North Bethesda. The purpose of this meeting was to comply with Section 59.7.5.1 of the Zoning Ordinance and the Administrative Procedures for Development Review (as modified by M-NCPPC's COVID-19 guidelines allowing for virtual meetings), which require a Pre-Submittal Public Meeting to be held no more than 90 days prior to initial application submittal. The meeting was held by Zoom accessible through the following methods: (a) online, [https://us02web.zoom.us/j/85863404831?pwd=MzArTCSzendXcDd6b3g1L3ZZVS9xUT09](https://us02web.zoom.us/j/85863404831?pwd=MzArTCSzendXcDd6b3g1L3ZZVS9xUT09;); and/or (b) telephone, +1 (301) 715-8592, meeting ID: 85863404831, passcode: 494164, and the meeting invitation was mailed to all of the individuals included in the attached notice list.

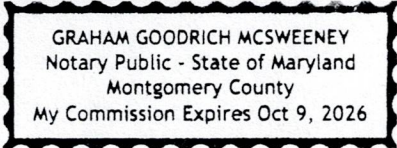


By: Matthew Gordon  
Selzer Gurvitch Rabin Wertheimer & Polott, P.C., Attorney  
for the Applicant, Stonebridge

Subscribed and sworn to before me, a Notary Public for Montgomery County, Maryland, this 14<sup>th</sup> day of December, 2022.



My Commission Expires:  
10/9/26  
[SEAL]





Notice List - EvolutionLabs at North Bethesda  
October 31, 2022

Tax Account No.	Name	Department	Address1	City	State	PostalCode	Parcel	Block	Lot
<b>Subject Property</b>									
04-03774273	LG Georgetown LLC		8300 Greensboro Drive Suite 650	McLean	VA	22102	N666		
04-03635503	Montgomery County Revenue Authority		101 Monroe Street Suite 410	Rockville	MD	20850	N628		Part of Lot 2
N/A	Montgomery County, MD	Department of Transportation	101 Monroe Street 10th Floor	Rockville	MD	20850	A portion of Executive Blvd. between Old Georgetown Road and Marinelli Road		
<b>Adjoining and Confronting Property Owners</b>									
multiple	Old Georgetown Saab Property, LLC		11401 Big Piney Way	Potomac	MD	20854			
04-03275473	OLD GEORGETOWN SAAB PROPERTY LLC	C/O MARY K PASSMAN	2004 FIRE TOWER LN	IJAMSVILLE	MD	21754		1	9
04-03599860	OGRCAPI LLC	C/O MARY K PASSMAN	2004 FIRE TOWER LN	IJAMSVILLE	MD	21754	N575	1	10
04-00052297	Old Georgetown Nissan Property LLC	C/O MARY K PASSMAN	2004 FIRE TOWER LN	IJAMSVILLE	MD	21754	N562	1	5
04-00049233	Jemal's Norman Emco LLC	c/o Douglas Develop Corp.	702 H Street, NW Suite 400	Washington	DC	20001	N563	1	3
multiple	Jaffe Family LLC		391 E COCONUT PALM RD	BOCA RATON	FL	33432	N515	1	2
04-00134742	DIAZ-ZIMMERMAN CLARA LETICIA REVOC TR		6001 Neilwood Drive	Rockville	MD	20852		A	31
04-03635503	Montgomery County Revenue Authority		101 Monroe Street Suite 410	Rockville	MD	20850	Part of N628		
04-03035197	5910 Executive LLC	c/o M&T Bank	1 M&T Plaza Floor 18	Buffalo	NY	14203	N723	E	
04-00048331	6000 EXECUTIVE BLVD GROUND OWNER LLC	C/O ISTAR INC	1114 AVENUE OF THE AMERICAS	NEW YORK	NY	10036	N606		
04-03552316	Richard S. Cohen, et al., Tr.	Fort Washington SC Joint Venture	7811 Montrose Road Suite 500	Potomac	MD	20854			
multiple	Federal Realty Investment Trust		909 ROSE AVE SUITE# 200	NORTH BETHESDA	MD	20852			
04-00134332	YEPES EFRAIN ALEJANDRO	MARTIN ELISA D	6000 Neilwood Drive	Rockville	MD	20852		B	13
04-01802303	Maryland-National Capital Park & Planning Commission		8787 Georgia Avenue	Silver Spring	MD	20910	P774		
	State of Maryland		Tawes State Office Building	Annapolis	MD	21401	A portion of Old Georgetown Road		
<b>Homeowners' and Civic Associations</b>									
	930 Rose Condominium	Erin Serrano, On-Site Manager	930 Rose Avenue, Mgmt Office	North Bethesda	MD	20862			
	930 Rose Condominium	Kwame Yiadom, Mgmt Agent	7811 Montrose Road # 110	Potomac	MD				
	Cherington Condominium	Steven Wathen, Primary Contact - Owner	6118 Stonehenge Place	North Bethesda	MD	20852			
	East County Citizens Advisory Board	Rachel Evans, Chair	3300 Briggs Chaney Road	Silver Spring	MD	20904			
	Fallstone Condominium	Mitra Ghazinour, Vice President	11333 Morning Gate Drive	Rockville	MD	20852			
	Fallstone Condominium	Shireen Ambush, Admin Agent Abaris Realty	7811 Montrose Road	Potomac	MD	20854			
	Fallstone Condominium	William Kent, Primary Contact - Owner	11321 Morning Gate Drive	Rockville	MD	20852			
	Fallstone Homeowners Association	David Hart, Primary Contact - Owner	11318 Hollowstone Drive	Rockville	MD	20852			
	Fallswood Condominium Assn	Dan Lowery, Mgmt Contact	3414 Morningwood Drive	Olney	MD	20832			
	Fallswood Condominium Assn	Irwin Rosenthal, Primary Contact - Owner	5800 Nicholson Lane #308	Rockville	MD	20852			
	Forum Condominium	Dina Shand, Vice President	11801 Rockville Pike	North Bethesda	MD	20852			
	Forum Condominium	Ephraim Harel, Treasurer	11801 Rockville Pike, Apt 1410	North Bethesda	MD	20852			
	Forum Condominium	Gianmaro Gallerini, Admin Agent	3414 Morningwood Drive	Olney	MD	20832			
	Forum Condominium	Izabela Zielinska, President	11801 Rockville Pike	Rockville	MD	20852			
	Gallery at White Flint Place East Condo	Heidi Weber, Primary Contact - Owner	11710 Old Georgetown Road Unit #903	North Bethesda	MD	20852			
	Gallery at White Flint Place East Condo	Jackie Ventura, Admin Agent	11710 Old Georgetown Road	North Bethesda	MD	20852			
	Gallery at White Flint Place West Condo	Jackie Ventura, Admin Agent	3020 Hamaker Court, Suite 300	Fairfax	VA	22031			
	Gallery at White Flint Place West Condo	Jeffrey Hirata, Primary Contact - Owner	325 Thomas Road	Severna Park	MD	21146			
	Georgetown Village Condominium	Edward Reich, President	11309 Commonwealth Drive #102	North Bethesda	MD	20852			
	Georgetown Village Condominium	James McCullough, Admin Agent	4840 Westfields Boulevard	Chantilly	VA	20151			
	Georgetown Village Condominium	Thomas Germa, General Manager	11400 Commonwealth Drive	North Bethesda	MD	20852			
	Luxmanor Citizens Association	Abbe Milstein, Trustee	11704 Ibsen Drive	Rockville	MD	20852			
	Luxmanor Citizens Association	Sharon Plotnick, Vice President	6316 Cameo Court	Rockville	MD	20852			
	Luxmanor Citizens Association	Sheri Steisel Weiss, President	11326 Cushman Road	Bethesda	MD	20852			
	Midtown Bethesda North Condominium	Rod Barrera, Admin Agent	5750 Bou Avenue	North Bethesda	MD	20852			
	Midtown Bethesda North Condominium	Teresa Taylor, Primary Contact - Owner	5750 Bou Avenue Unit 1115	North Bethesda	MD	20852			

Notice List - EvolutionLabs at North Bethesda

October 31, 2022

Tax Account No.	Name	Department	Address1	City	State	PostalCode	Parcel	Block	Lot
	Midtown Bethesda North Condominium	Tina Hayman, Mgmt Contact	4401 Ford Avenue	Alexandria	VA	22302			
	Montgomery County Civic Federation	Alan Bowser, Co-President							
	Montgomery County Renters Alliance	William Roberts, Esq, Chair - Treasurer	P.O. Box 7773-7773	Silver Spring	MD	20907			
	Montgomery County Renters Alliance Inc.	Matt Losak, Executive Director							
	Montgomery County Taxpayers League	Edward Amatetti, President							
	Montrose Civic Association	Natasha Hurwitz, Neighborhood Lead	1708 Lorre Drive	Rockville	MD	20852			
	Montrose Civic Association	Susan Zemsky, Neighborhood Lead	1622 Martha Terrace	Rockville	MD	20852			
	Northern Montgomery County Alliance	Julius Cinque, Chair	22300 Slidell Road	Boyd's	MD	20841			
	Old Georgetown Village Condo Association	Dina Lipschultz, President	11420 Strand Drive, #305	Rockville	MD	20852			
	Old Georgetown Village HOA Inc	Barbara Wise, President	5926 Dorchester Way	Rockville	MD	20852			
	Old Georgetown Village HOA Inc	Shireen Ambush, Admin Agent Abaris Realty	7811 Montrose Road	Potomac	MD	20854			
	Sierra Club - Montgomery County Group	Jennifer Rossmere, Treasurer	P O Box 4024	Rockville	MD	20849			
	Sterling Condominium	Clifford Sobin, President	11700 Old Georgetown Road, #1605	North Bethesda	MD	20852			
	Sterling Condominium	LaTonya Bland, CMC Mgmt Agent	11300 Rockville Pike	Rockville	MD	20850			
	Timberlawn Homeowner Association	Betty Romero, Vice President	5811 Magic Mountain Drive	Rockville	MD	20852			
	Timberlawn Homeowner Association	Davies Scott, Second Owner	5613 Sugarbush Lane	Rockville	MD	20852			
	Timberlawn Homeowner Association	Scott Smith, Mgmt Contact	11140 Rockville Pike	Rockville	MD	20852			
	Timberlawn Homeownwer Association	Martha Nudel, Communications	5812 Morssrock Drive	Rockville	MD	20852			
	White Flint Station Condos	Sharon Arthurton, Mgmt Contact	11800 Old Georgetown Road	Rockville	MD	20847			
	Wisconsin: a Condominium	Chris Melson, Mgmt Contact	5250 Cherokee Drive	Alexandria	VA	22312			
	Wisconsin: a Condominium	Gail Shultie, Admin Agent	5809 Nicholson Lane	Rockville	MD	20852			
	Wisconsin: a Condominium	Marcia Mednick, Vice President	5809 Nicholson Lane #305	Rockville	MD	20852			
<b>Parties of Record</b>									
	Barbara Wise		5926 Dorchester Way	Rockville	MD	20852			
	E. and J. M. Bellama		5914 Dorchester Way	Rockville	MD	20852			
	Paula Bienenfeld		6018 Tilden Lane	N. Bethesda	MD	20852			
	Pamela Cooley, President	Fallstone Homeowners Association	11318 Hollowstone Drive	Rockville	MD	20852			
	Sandra Shields		5801 Nicholson Lane #1407	Rockville	MD	20852			
	Rachel Newhouse	Department of Parks	9500 Brunette Avenue	Silver Spring	MD	20901			
	Jordan Cooper		6329 Windermere Court	N. Bethesda	MD	20852			
	Dee Metz	Montgomery County	101 Monroe Street 2nd Floor	Rockville	MD	20850			
	Ed Reich		11309 Commonwealth Drive #102	Rockville	MD	20852			
<b>Schools and Libraries</b>									
	Walter Johnson High School		6400 Rock Spring Drive	Bethesda	MD	20814			
	Tilden Middle School		11211 Old Georgetown Road	Rockville	MD	20852			
	Luxmanor Elementary School		6201 Tilden Lane	Rockville	MD	20852			
	Davis Library		6400 Democracy Blvd.	Bethesda	MD	20817			
<b>Development/Other</b>									
	M-NCPPC	Intake, IRC	2425 Reddie Dr. 2nd Flr	Wheaton	MD	20902			
	C. Robert Dalrymple, Esq.	Selzer Gurvitch	4416 East West Highway 4th Flr	Bethesda	MD	20814			
	Matthew M. Gordon, Esq.	Selzer Gurvitch	4416 East West Highway 4th Flr	Bethesda	MD	20814			
	Chris Smith	Stonebridge	7200 Wisconsin Ave Suite 700	Bethesda	MD	20814			
	Ian Duke	VIKA Maryland, LLC	20251 Century Blvd Suite 400	Germantown	MD	20874			
	Brett Spearman	EwingCole	100 N. 6th Street	Philadelphia	PA	19106			
	Rudraksha Jhaveri	Mahan Rykiel Associates, Inc.	3300 Clipper Mill Road Suite 200	Baltimore	MD	21211			

**EvolutionLabs at North Bethesda**

**Sketch Plan Amendment, Preliminary Plan Amendment, and Site Plan Amendment Applications**

**Pre-Submission Community Meeting**

*Tuesday, December 6, 2022, 7:00 PM*

**Virtual meeting held via Zoom**

**Attendance Sheet**

<b>NAME</b>	<b>ADDRESS</b>	<b>INCLUDE AS PARTY OF RECORD? (Y/N)<sup>1</sup></b>
Ed Reich		No
Abbe Milstein		No
Jay Brinson		No

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<sup>1</sup> The pre-submission community meeting notice and pre-submission community meeting presentation provided email instructions for any participant electing to become a party of record. Mailing addresses are included for the Zoom participants that submitted a request, via email or Zoom chat, that they be added as a party of record.

## **EvolutionLabs at North Bethesda**

### **Sketch, Preliminary, and Site Plan Amendment Applications**

#### **Pre-Submission Community Meeting**

*Tuesday, December 6, 2022, 7:00 PM*

*Virtual meeting held via Zoom;*

<https://us02web.zoom.us/j/85863404831?pwd=MzArTCszendXcDd6b3g1L3ZZVS9xUT09>

*1 (301) 715-8592, meeting ID: 858 6340 4831, passcode: 494164*

### **MEETING MINUTES**

#### Attendees on behalf of the Applicant:

Christopher Smith, Stonebridge  
Jane Mahaffie, Stonebridge  
Doug Firstenberg, Stonebridge  
Rudraksha Jhaveri, Mahan Rykiel  
Brett Spearman, Ewing Cole  
Ian Duke, VIKA  
Bob Dalrymple, Selzer Gurvitch  
Matthew Gordon, Selzer Gurvitch

#### 1) Applicant's presentation:

- Christopher Smith of Stonebridge began the meeting at 7:05 PM by welcoming everyone to this pre-submission community meeting for EvolutionLabs at North Bethesda. Matt Gordon of Selzer Gurvitch introduced the site and provided an overview of the procedural aspects of the community meeting. The site is the former Gables development property bounded by Old Georgetown Road to the west, Banneker Avenue to the north, Grand Park Avenue to the east, and Wall Park and the Kennedy Shriver Aquatic Center to the south. The site consists of approximately 5.2 acres of tract area, in addition to a portion of the abandoned Executive Boulevard right-of-way and a portion of the County Conference Center parcel. The site is split zoned with CR-3.0 up to 70' feet for a majority of the site and CR-4.0 up to 250' for the remaining site area. Based on the bioscience use proposed for the project, there are opportunities for height and FAR averaging to allow for the cluster of buildings being shown.
- Stonebridge, as the Applicant, will be proceeding with concurrent Sketch Plan, Preliminary Plan, and Site Plan Amendments. As part of that process, we have invited the community to review the development proposal, provide feedback, and ask any questions you may have. All individuals are entitled to become parties of record to receive future mailed notices about the project. If you are not already on the mailing list, please email Graham McSweeney of Selzer Gurvitch with your name and mailing address and he will add you to the list. Mr. McSweeney's email was added to the Zoom chatbox. Mr. McSweeney will also be taking meeting minutes which will be submitted with the applications to Park and Planning and become part of the public record.
- As a general overview, a Sketch Plan is intended to provide a conceptual look at the project focusing on building massing, access, public benefit points, and overall density and height. A Preliminary Plan is primarily focused on lotting, right-of way dedication and improvements, and adequacy of public facilities. A Site Plan reviews aspects such as architecture,

landscaping, lighting, and more detailed elements of the buildings. Unlike the Sketch Plan and Preliminary Plan amendments being proposed, the Site Plan amendment will only cover Phase I of multiple phases. Please enter any questions/comments you may have in the Zoom chatbox and hold all verbal questions/comments until after the Applicant's presentation.

- A PowerPoint presentation was displayed on the screen. Mr. Smith introduced himself as a senior development manager at Stonebridge overseeing the development of the project, named EvolutionLabs at North Bethesda. The project team consists of Ewing Cole as the architect, Mahan Rykiel as landscape architect, VIKA as civil engineer, and Selzer Gurvitch as land use counsel.
- An aerial was displayed with the site highlighted showing the proximity to nearby landmarks. The site is located one block south of the Pike and Rose development. Currently, a majority of the site is being used as a surface parking lot with the abandoned portion of Executive Boulevard running diagonally through the site. The White Flint Sector Plan recommends reconfiguration of the roads in this area to create rectangular blocks more conducive to development. This reconfiguration, named the "Western Workaround", is currently being worked on by the County and will allow this site to be redeveloped.
- The previously approved Gables Site Plan was displayed showing 476 residential units, 31,000 square feet of retail, and 995 parking spaces. The current application will amend the approved Site Plan to allow for a focus on life science development.
- A ground floor plan for the proposed multi-phase project was displayed. The vision of this site is to build a cluster of purpose-built life science buildings within north Bethesda to address market demand and lack of life science uses in the area. The project proposes 3 life science buildings (Tower A, B, C), each approximately 240,000 sf in size, for an approximate total of 720,000 square feet of new development. Tower A is planned to be 9 stories in height and located at the southeast corner of the site, while Tower B and Tower C are planned to be 8 stories in height and located along Banneker Avenue to the north. All 3 buildings will be serviced by the above-grade parking structure located adjacent to Wall Park on the southwest corner of the site. Consistent with the Sector Plan and prior plan approvals, the parking structure will include relocated parking for Wall Park. The project will be phased with Phase I including construction of a portion of the parking structure and Tower A.
- The project utilizes recent changes to the Montgomery County Zoning Ordinance. Zoning Text Amendment (ZTA) 22-02, passed earlier this year by the County Council, allows for additional height by height averaging and increased flexibility for density in urban bio-health facilities. For this site, the maximum height will be set at 150' by the ZTA due to the split-zoning of the property and height averaging. Site massing views from the west and south were displayed. From a massing perspective, the project is stepping down to lower densities closer to Wall Park.
- An illustrative landscape plan was displayed. The lobbies for the 3 buildings will be located near the central drop-off area in the middle of the site. Tower B and C will have additional entrances on Banneker Avenue to activate the frontage. The Applicant reduced curb cuts to improve the pedestrian experience along Banneker Avenue. A central roadway bisects the site providing vehicle connectivity from east to west. There will be a right-in, right-out on to and

off of Old Georgetown Road, while the intersection at Grand Park Avenue will allow right and left turns.

- There are two key elements that are designed to enhance the public realm and provide community amenities for the neighborhood to enjoy. Tower B is placed off the property line to provide space for a pocket park at the northeast corner of the site. The space will provide a personal gathering space for the public and has been designed to be an extension of the sidewalk to appear more inviting. The second key element is the through-block pedestrian connection running north/south through the site to connect Wall Local Park to the south with the planned project across Banneker Avenue to the north.
- Rudraksha Jhaveri of Mahan Rykiel discussed further the planned northeast pocket park and through-block pedestrian connection. The goal of the pocket park is to activate the street by creating a very welcoming and comfortable amenity that the community can enjoy. Trees will provide shade without blocking views and outside seating will take advantage of the grade change on the site. The central plaza will be an integral part of the through-block pedestrian connection and will serve as a gateway to the mixed-use development to the north while also providing space for public gatherings and performances. The grade change of the site will be utilized to create an amphitheater in this area. The same user can have different experiences in this space at different times. Step-walls along the buildings will be used to create the stormwater experience. A curb-less section will be located at the center of the site to allow for cars, bikes, and pedestrians to share the road and safely traverse. The symbol of the project, the DNA helix pattern, will be incorporated into the paving. The connection to Wall Park to the south will consist of a large open lawn, pollinator garden, and outdoor seating. The goal is to have a place to relax, have picnics, and promote environmental education.
- A slide was displayed showing the illustrative Site Plan for Phase 1. Brett Spearman of Ewing Cole explained the internal roadway will be built in Phase I, along with Tower A and a portion of the parking structure (which will include the parking for Wall Park). Phase I will also include the lawn and garden space connecting to Wall Park that is located between the parking structure and Tower A.
- Street view renderings for Phase I were displayed from various directions. The large part of Tower A will be covered in horizontal bands of glass and a rainscreen that transitions in color. The architecture of Tower A is designed to create a pedestrian scale in both height and cadence. A screen wall at the top of Tower A will be silver aluminum to obscure lab equipment on top of the building.
- A slide was displayed outlining the estimated schedule of entitlements and construction. Mr. Smith explained the Sketch, Preliminary, and Site Plan amendment applications should be filed with Park and Planning before the end of the year, which will allow for the development review process to begin in January 2023 and a Planning Board hearing to be tentatively scheduled for May 2023. The Applicant will then proceed to finalize design documents and obtain permits before construction for Phase I is scheduled to start in Q2 of 2024, with an approximate 2-year construction period.
- Mr. Smith then concluded the Applicant's presentation and opened up the meeting for any questions or comments from the audience.

2) Questions/comments from the audience:

- Will the parking structure still be shared with the Aquatic Center?

Applicant response: Yes, this project will include replacing the surface parking at Wall Park with structured parking on our property consistent with the goals of the Sector Plan and prior plan approvals for the site. Details are still being worked on with County staff, but there is a proposed entrance to the parking structure from Wall Park.

- Is there an estimated timeframe for the parking structure?

Applicant response: A majority of the parking structure will be built in the first phase and the remainder built at a future phase.

- Does the parking structure still include parking for the Josiah Henson House? If not, why? There are a certain number of dedicated parking spaces for the Josiah Henson House that were pre-arranged via agreements with Planning and Parks. There currently is no public parking for the Josiah Henson House and this was supposed to be the project that replaced the parking spaces.

Applicant response: No, the parking structure does not include parking for the Josiah Henson House because we were not aware that was originally contemplated under the prior plan approvals. However, we will look into this issue with the Parks Department, which controls the Josiah Henson House, and provide a follow-up response.

- What kind of storm water management (both volume as well as quality) is being created to keep storm water in the site and not drain into the adjacent community of Luxmanor?

Applicant response: We are planning to treat all stormwater on-site; it will be retained through various bio-retention mechanisms on the property before being discharged into the public storm system and will meet all the Montgomery County stormwater management requirements.

- There are new State regulations that limit the volume of stormwater being discharged into the public storm system, meaning you need to retain a certain portion of the stormwater on the property. We have had a problem in our community with excessive stormwater discharge from other properties flooding nearby residences. Have you had discussions with anyone at the County Department of Environmental Protection (DEP) or Planning staff about keeping all of your stormwater on-site and not discharging it? If so, which staff members have you been talking with?

Applicant response: We have not yet discussed that issue specifically with Planning staff but will be getting into those details shortly as the applications progress through the intake process. The main reviewer assigned to this project at Park and Planning is Natasha Fahim.

- How many residential units are currently planned for this development? Which MCPS cluster will students residing in the development attend? Any retail planned for the development?

Applicant response: No residential units are planned; this is a 100% commercial project. A coffee shop located at the northeast corner of the site near the pocket park will be the only retail aspect of the project.

- What is a “storm water experience”?

Applicant response: Historically, stormwater management was located underground and hidden from view. In keeping with modern trends, we want to showcase the processes that are involved and enhance the visual appeal to compliment the landscaping.

- What is being done to improve pedestrian safety along Old Georgetown Road for this site?

Applicant response: We are studying pedestrian safety as part of our design process and have spoken with Planning staff about providing safe pedestrian access. Improvements to sidewalks along the project’s frontages will be part of the development, but we will need to look further into what specific pedestrian safety measures are planned for and being requested by the County.

- What about Bus Rapid Transit (BRT)? Isn’t there a BRT station planned in close proximity to the site?

Applicant response: Yes, but we are only developing within the confines of the curbs, so there will be no impact on the BRT right-of-way or its design in this area.

- Did you evaluate other alternatives to loading other than via Grand Park Avenue?

Applicant response: Yes, we spent considerable time looking at alternatives to off-street loading and this configuration (as shown on the displayed slide) was determined to be the best solution to maximize functionality of the site based on the grade change and site constraints.

### 3) Conclusion

- Mr. Smith reminded all attendees that they should feel free to contact the Applicant via Mr. McSweeney at the email provided at any time with any comments, questions, or concerns you may have. Mr. Smith thanked the attendees for their interest in the project and participating in the community meeting. The meeting concluded at 7:45 PM.

Meeting minutes taken by Graham McSweeney, paralegal at Selzer Gurvitch.