

February 12, 2020

Brian Wilson, AICP
Principal Planner
City of Rockville
111 Maryland Avenue
Rockville MD 20851



Dear Mr. Wilson:

Regarding the Twinbrook Quarter Phase1 Site Plan:

At several times during the Twinbrook Quarter Project Application the Twinbrook Community Association (TCA) was informed that certain questions were inappropriate for the Project Plan Phase and should be addressed during the Site Plan Process. We are happy to be at that point and look forward to discussing the items detailed below with you and the developer as appropriate.

The general thread that ties many of these points together is communications. Our experience with other developers has shown that strong communications will prevent many issues. The TCA hopes for a collegial relationship with the developer based on robust, two-way communications.

1. What is the current status of the Twinbrook Quarter Stormwater safe conveyance study? At what point or points during this phase of the construction will the watershed boundaries change decreasing the size of the Cabin John Watershed and increasing the size of the Rock Creek Watershed?
2. We would like the opportunity to review and discuss the stormwater plan, specifically the supplemental sheets for:
 - a. CONCEPT STORMWATER MANAGEMENT PLAN
 - b. STORM DRAIN OUTFALL STUDY
 - c. STORMWATER/FOREST OVERLAY
3. At what step during this process is the demolition issue addressed?
 - a. More specifically, when and how are prior uses of the site addressed?
 - b. When is the presence of potentially hazardous materials documented?
 - c. If potentially hazardous materials relating to prior use were documented, where would the plans for handling and disposal of such materials be documented?
 - d. We have specific concerns with
 - i. Dry-cleaning facilities
 - ii. Auto-finishing
 - iii. The Sherwin-Williams paint store
 - iv. The testing lab in the lower level in the back of the Fuddruckers

4. Will the excavation require any drilling or blasting?
 - a. If you will not know for certain until the excavation begins, we would like a process whereby the TCA is notified at least 72 hours before any blasting
5. Will there be any type of pile driving or similar activities associated with this project?
6. Will any of the utility work impact the delivery of utilities in the Twinbrook neighborhood?
7. Will there be any construction vehicles associated with Twinbrook Quarter development travelling through the Twinbrook neighborhood?
8. Please provide one contact (name, email and text number) to reach out to if the TCA has concerns that need immediate attention. That contact can also communicate with the TCA if there are any specific details that need to be disseminated to the Twinbrook community via our social media channels. This type of expedited communication flow has proven to be highly beneficial to all parties during other recent local development activities.
 - a. We ask that e-mail be used whenever possible to allow a written record of communications.
9. In our analysis, one of the major risks for this project is for sediment from the construction site to overflow during heavy rainstorms and turn our streams brown with mud. Recent construction projects in the area have followed well-engineered plans to contain sediment - and they failed repeatedly. Those plans followed the existing engineering standards – and it wasn't good enough. Extreme rains storms are stronger and more frequent than ever. Our streams ran brown from the other construction project too many times. We implore you to increase the protection against sediment runoff at least 33% greater than the current, ineffective standards call for. Recognize that the first time our streams run brown due to Twinbrook Quarter construction, any good will you have established with our community will quickly dissipate.
 - a. Did the engineering firm that will provide your sediment control plan also provide the sediment control plan for the Avalon Twinbrook Station development project at Halpine and Ardennes?
10. We recognize that noise from most construction sites is inevitable. Our experience with construction sites on Rockville Pike has been problematic and we would like to a better experience with Twinbrook Quarter. We do have several questions concerning your management of the noise:
 - a. Have you filed a noise suppression plan?
 - i. If not, do you plan to do so?
 - b. Have you filed any Temporary Noise Waiver Applications?
 - i. If not, do you plan to do so?
 - c. We ask that you perform self-monitoring at the job site
 - d. We ask that you meet with selected residents who live near the job site and review the hardware and methodology they will use to measure the noise in order to avoid any miscommunications.

- e. We ask that you use lawful alternatives to factory installed back-up beepers for all night-time deliveries.
11. Please explain the following statement on the site plan: "THIS PHASE 1 SITE PLAN PRESERVES THE RIGHT TO PHASE CONSTRUCTION OF THE OFFICE BUILDING AND TO RETAIN THE OPTION OF BOTH RE\$IDENTIAL AND DAYCARE OPTIONS."
 - a. Does this potentially impact parking requirements?
 12. Do you have any formal plan for pedestrian and bike safety/accessibility around the construction area? Will there be protected/covered walkways that guard against falling debris from the high-rise construction activities?
 13. We have several questions about the impact of Phase 1 construction on Halpine Road between Chapman Avenue and Rockville Pike
 - a. When will the bike lanes on Halpine between Chapman and Rockville Pike be installed as outlined in the Rockville Bikeways Master Plan?
 - b. Will phase 1 construction activities change the configuration of the westbound traffic lanes on Halpine Road as it reaches Rockville Pike?
 - c. Will phase 1 construction activities change the path of public busses travelling westbound on Halpine Road as it reaches Rockville Pike? Or the location of bus stops?
 - d. Will pedestrian traffic be allowed on the northern side of this block?
 14. We would like the opportunity to review and discuss the Forest Conservation Plan, specifically Civil Sheets FFCP-1, FFCP-2, and FFCP-3.
 15. Will this building have any illuminated signage that will be visible from the Twinbrook neighborhood?

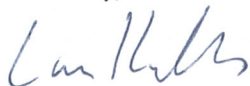
Please note that these questions will be distributed to Twinbrook residents via our social media channels.

We ask for the opportunity to meet and discuss these items prior to the February 20, 2020 area meeting. Our goal is to make that meeting as productive as possible.

I can be reached via e-mail at LouKallas@gmail.com

Thank you for your assistance.

Sincerely,



Lou Kallas

For the Twinbrook Community Association Executive Committee

Cc: Todd Pearson, B.F. Saul
Rockville Planning Commission