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**SUBMITTED VIA E-PLANS**

Ms. Sandra Pereira  
Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Re: Symmetry at Cloverleaf, LLC – Concept Plan Application (the “Application”)

Dear Ms. Pereira:

On behalf of Symmetry at Cloverleaf, LLC (the “Applicant”), we are submitting this concept plan narrative and the accompanying materials as our Concept Plan Application (the “Application”). The subject property is comprised of approximately 25.39 gross acres in Germantown, Maryland. It abuts I-270 to the east, Century Boulevard on the west, Father Hurley Boulevard to the south, and the future Dorsey Mill Road bridge over I-270 to the north. The property and its proposed redevelopment are being identified as “Poplar Grove”. As discussed further below, this name is the same as that originally given to the property by its first settler, Zachariah Waters. Zoned CR-2.0, C-1.75, R-1.0, H-145T and Germantown Transit Mixed Use Overlay Zone, the gross Property area is currently comprised of four tax parcels and can host more than 2.2 million square feet of development under its existing zoning.

Poplar Grove benefits from the newly constructed Century Boulevard extension, which extended Century Boulevard from its previous terminus at Father Hurley Boulevard to the future Dorsey Mill Road bridge over I-270. The extension brings additional access to the property from the south and the west, and will be the track of the future Corridor Cities Transitway (“CCT”). The site to the north, the Black Hills property, is currently constructing its roadways, which will allow additional means of access to Poplar Grove from the north. This will soon be supplemented by the Dorsey Mill Road bridge over I-270, between the Poplar Grove and Black Hills properties, connecting the east and west sides of Germantown, bringing access from the east to Poplar Grove, and allowing the Corridor Cities Transitway to carry passengers as far north as Clarksburg. A future Corridor Cities Transitway station is located at the Century Boulevard median across from the Poplar Grove property.

Poplar Grove is primarily open field, with wooded patches only in certain spots. The grade of the property falls from north to south by approximately 44 feet. Utilities were installed to serve the property during the extension of Century Boulevard along the western side of the property; all wet utilities (water and sewer) currently exist, and several conduits have already been installed underground at the lot line to house dry utilities (e.g., fiber optic lines, etc). In

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December 2015, the Montgomery County Planning Board approved a Provisional Adequate Public Facilities Determination for Transportation for Poplar Grove. This approval, valid for seven years, is due to the Applicant's financial contributions to the design and construction of the Century Boulevard extension. The approval permits a level of development on the Poplar Grove property equal to 1,558 AM net peak hour trips and 1,762 PM net peak hour trips.

Proposed Development

Poplar Grove will be a mixed-use community that integrates new residential, commercial, and urban farming uses with the unique history of the site – specifically, the farming that its first settler and one of the first settlers of Germantown, Zachariah Waters (1748-1825), cultivated on the property. Residing and working on Poplar Grove, Zachariah spent years growing crops such as wheat, corn, and flax on the land.

The future Poplar Grove will include commercial office buildings, retail, multi-family buildings, and single-family attached houses in its different districts, while also providing urban farming, community garden, and open space opportunities to benefit the residents and employees in the community. The uses will be overlaid on an interconnected street network defined by compact, walkable blocks.

The site is organized into five distinct development districts, listed from north to south:

- (1) At the northern end is the Mixed-Use, Transit-Oriented Development (“TOD”) District, which will accommodate commercial and multifamily buildings. This is proposed to be the most dense area of the site with the highest heights, closest to the future CCT station.
- (2) North Townhome Neighborhood. Green/open space will be provided within each townhouse block or section.
- (3) Central to Poplar Grove is the Maker & Multifamily (“M&M”) District. The M&M District is planned to accommodate maker spaces, restaurants, and/or other food-related uses on the street-level with future multifamily above. This District is envisioned as a restaurant and entertainment district. In the middle of the M&M District sits Waters Park, an open space park that will also house a memorial to Zachariah Waters and his immediate family's gravesites that are currently located on the northern end of the property. The relocation of the graves to Waters Park will allow more accessibility to the graves by visitors to Poplar Grove.
- (4) South Townhome Neighborhood. Green/open space will be provided within each townhouse block or section.



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(5) On the southern end of the property is The Pond, currently existing and providing stormwater management for the property (The Pond was constructed at the time of construction of the Century Boulevard extension). The Pond will be surrounded by a trail and apiary or other urban farming uses.

Along with the five development districts, Poplar Grove has two other character areas that are vital to bridging the past with the future of this site. Fronting Poplar Grove along Century Boulevard will be the community's farming plots/community gardens. Forming the back boundary of the site, adjacent to I-270, will be the community's orchards. A walking/running trail surrounds the site, and multiple greenways will bisect the site, providing views to the orchards and beyond.

Feedback Sought

In submitting this Concept Plan for Poplar Grove, the Applicant would like to elicit feedback from the Maryland-National Capital Park and Planning Commission and other reviewing agencies that will be helpful in moving forward to a Sketch Plan application. Specifically, the Applicant would like the reviewing agencies to provide comments regarding the following items:

- The proposed open space concept, specifically the open space and farming plots/community gardens in and around the Pond District.
- The layout of the proposed street network grid.
- The Century Boulevard streetscape, and specifically the potential extension of farming plots/community gardens into the public utility easement area along Century Boulevard and the inclusion of a 10-foot public utility easement consistently across the site area adjacent to a 15-foot pedestrian path to take the place of the Century Boulevard sidewalk.
- That the later phases of the project not yet developed can be paved and used for parking or other temporary/interim uses.

We thank you for your consideration of this Concept Plan Application. Please do not hesitate to contact us if you have any questions or require any additional information.

Very truly yours,

**LINOWES AND BLOCHER LLP**



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