



ROCKVILLE

CHAMBER OF COMMERCE

Focused
On Rockville
& Its Community

July 27, 2020

Planning Commission
City of Rockville
111 Maryland Ave.
Rockville, MD 20850

Dear Chair Littlefield and Planning Commission Members:

The Rockville Chamber of Commerce has testified in support of Twinbrook Quarter many times over the past years and we are happy to express the Chamber's support once again.

We are entering an exciting new phase in the process, and we encourage the Planning Commission to approve the Site Plan Application for Phase One. While beneficial to our City on its own, Phase One also sets the stage to move forward with the other features of this game-changing redevelopment.

Twinbrook Quarter is the catalyst needed to realize the goals enumerated in the 2016 Rockville Pike Neighborhood Plan. Even in this initial phase, the proposal checks all of the boxes for the criteria detailed in the Corridor Planning Principles:

1. Liveable, Desirable Environment & Thoughtful Urban Design

B. F. Saul's new building design gives it the appearance of smaller structures, due to the mix of building materials and architectural features used on each side. Retail included on the ground floor and outdoor café seating make it even more desirable. And all parking for residents and retail will be enclosed in a multi-story garage, out of site from outside the building.

2. Multimodal Transportation

It goes without saying that Twinbrook Quarter will be a transit-adjacent community at the Twinbrook Metro. The feature that we find particularly attractive is the new, wide landscaped buffer between Rockville Pike and the Phase One building. Starting at the Pike, B.F. Saul is creating a wide expanse of landscaped green buffer leading to the bicycle greenway. An additional buffer is placed between the bike greenway and the sidewalk. Additionally, the sidewalk is much wider than exists today. This is a major improvement over the walking and biking situation currently existing on that location and makes the project a beautiful destination.

B. F. Saul is also planning a street grid pattern within the development, beginning in Phase One with the creation of Festival Street, running east from Rockville Pike to the newly extended Chapman Avenue.

3. Economic Viability

Twinbrook Quarter represents more than a billion dollar investment in the City. It is a major economic development win, projected to create 3,450 jobs, produce \$69.3 million in net tax revenue for the City over the 30 year build out, and \$4.4 million in net tax revenue for the City each year after build out. It is literally too big for the future of the City for us to let it fail.

This is a project that is absolutely critical to the future of the City of Rockville. We represent the kinds of small businesses that everyone agrees we need to preserve. Small businesses constitute the majority of the membership of the Rockville Chamber of Commerce and they understand and strongly support this project.

The Chamber therefore respectfully urges you to do approve the Twinbrook Quarter Phase One Site Plan Application.

Sincerely,

A handwritten signature in cursive script, appearing to read "Marji Graf".

Marji Graf, President & CEO

Rockville Chamber of Commerce

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Rockville, MD. 20850